



**City Of Kingston  
Planning Committee  
Meeting Number 15-2019  
Agenda  
Thursday July 4, 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

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**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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**Public Meeting**  
**Held Pursuant to the Planning Act**  
**6:30 p.m.**  
**Official Plan & Zoning By-Law Amendment**

The following is a Public Meeting report to the Planning Committee regarding a City-initiated application for an Official Plan and zoning by-law amendment regarding residential parking and driveways. This report describes the proposed application and includes an overview of the relevant policies and regulations applicable to the proposed amendments.

The proposed amendments are intended to provide additional opportunities for off-street parking in residential areas, with limitations, while at the same time to balance the need for maintaining the streetscape and neighbourhood character. In accordance with Provincial direction, the City is in the process of amending its Official Plan and the zoning by-laws to establish “as-of-right” permissions for second residential units within single-detached dwellings, semi-detached dwellings, linked and row houses as well as in ancillary buildings. These amendments would increase permissions for second residential units throughout the City without the need for planning approvals, except in areas of potential or known servicing constraints. Second residential units are an important tool in contributing to the supply of affordable housing. A comprehensive report regarding the proposed Official Plan and the zoning by-law amendments regarding second residential units is being presented on the same night as this report. With the broadening of permissions to establish second residential units, it is expected that on-street parking spaces in residential areas will be used more frequently and for longer durations than permitted by the Parking By-Law.

Parking in a driveway in a portion of a front yard where the driveway does not lead to a parking space in a garage, side or rear yard is currently not permitted. Enforcement relating to such by-law infractions is on a complaint basis. The amendments presented in this report propose to broaden permissions to allow parking within a driveway, with limitations on the size of the driveway, and speak to the location and configuration of residential off-street parking spaces.

The proposed amendments are supportive of additional residential units which contribute to the supply of affordable housing. By allowing additional opportunities for parking spaces to be located on-site, it is anticipated that the proposed changes would help reduce overflow of residential parking onto the streets which creates operational challenges. The proposed amendments would also provide an opportunity to establish off-street parking spaces in existing situations where residential properties do not have access to a garage, side or rear yard. Further, the proposed amendments are anticipated to contribute to enhanced accessibility with parking spaces potentially being able to be located closer to the main entrance of a dwelling.

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The proposed Official Plan amendment is intended to clarify that new and existing low density residential development with at grade access will not have front yard parking except for parking in a permitted driveway in a portion of the front yard as per the provisions of the zoning by-law (policies 4.6.59 and 4.6.60). The restriction that parking in a driveway is only permitted where the driveway leads to a permitted parking space in a garage, side or rear yard is proposed to be removed. The proposed zoning by-law amendment is intended to implement the above-noted Official Plan amendment, and also amend provisions related to permitted driveway widths and the parking of recreational vehicles, watercraft and trailers in residential zones. Regulating the temporary parking and storage of recreational vehicles, watercraft and trailers in residential zones on a seasonal basis has been proposed in the first draft of the new City-wide Zoning By-Law. However, recognizing that the implementation of the new City-wide Zoning By-Law is anticipated to take an extended period of time, amendments regarding the parking and storage of recreational vehicles, watercraft and trailers is being undertaken in advance of the new City-wide Zoning By-Law. The proposed zoning by-law amendment affects Zoning By-Law Numbers 8499, 96-259, 97-102, 76-26, 32-74, 3077 and 8402.

**File Number: D35-004-2019**

**Address: City-wide (address in DASH shown as City Hall, 216 Ontario Street)**

**Application Type: Official Plan and Zoning By-Law Amendment**

**Owner: Various**

**Applicant: The Corporation of the City of Kingston  
(Schedule Pages 1 – 52)**

**Please Note:** A Public Meeting regarding this matter was previously scheduled for June 6, 2019. This matter was deferred and the Public Meeting will now be held on July 4, 2019.

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**Public Meeting**  
**Held Pursuant to the Planning Act**  
**6:30 p.m.**  
**Zoning By-Law Amendment**

The following is a Public Meeting and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by IBI Group Incorporated, on behalf of 317 Developments Inc., with respect to the subject sites located at 168 Division Street and 227 Brock Street (Exhibit C – Key Maps).

A Public Meeting for the application was held on February 7, 2019. This report is being considered for a combined Public Meeting and comprehensive report in order to consider the Community Benefits under Section 37 of the *Planning Act* through a Public Meeting, with a recommendation on the application through the combined report.

The subject property at 168 Division Street 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 'C' Commercial Uses zone in Zoning By-Law Number 8499, as amended, and is developed with an existing two-storey, mixed-use building with parking at grade.

The applicant intends to remove the existing mixed-use, two-storey building and rezone the lands to facilitate the redevelopment of the site with a 6-storey mixed-use building with commercial and residential uses. The building is proposed to have 244.2 square metres of commercial area at grade with 35 residential units with a total of 100 bedrooms dispersed between floors 2 through 6. The commercial use has frontage onto both Division Street and Garrett Street.

The proposal includes 17 parking spaces with 12 on-site vehicular parking spaces and 36 bicycle parking spaces located within the enclosed building near the western side yard and rear yard of 168 Division Street, and 5 parking spaces located off-site at 227 Brock Street. Parking spaces are proposed at a ratio of 0.42 parking spaces per dwelling unit and a commercial parking ratio of 1 parking space per 150 square metres of gross leasable area. Access to the site is proposed from Garrett Street via a 6 metre wide covered access aisle. The regulated distance to off-site parking is proposed to be increased from 60 metres to 500 metres.

The lands at 227 Brock Street are designated Central Business District and zoned C1-1 in By-Law Number 96-259. The lands at 227 Brock Street are currently developed with a 3.5-storey stone residential building containing 10 dwelling units. There are currently 10 parking spaces located in the rear yard. The applicant is proposing 5 off-site parking spaces located at 227 Brock Street to support the proposal at 168 Division Street. Through this zoning by-law amendment application, the property

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known municipally as 227 Brock Street is to be rezoned to reduce the residential parking ratio for 227 Brock Street to 0.5 spaces per dwelling unit, reduce the parking stall dimensions and reduce the drive aisle width.

The City of Kingston will be receiving \$62,138.97 in Community Benefit contributions from the applicant, as allowed through Section 37 of the Ontario *Planning Act*, which will be used to support the development of a public art project, in keeping with the City of Kingston's Public Art Master Plan and Public Art Policy. This public art project would be integrated as part of the proposed development at 168 Division Street that is adjacent to the intersection of Princess and Division Streets. This puts it in close proximity to The Hub Project, which is a City-led public art initiative currently under development that is intended to engage the community and to add vibrancy to the area in support of a broader placemaking strategy. The Hub Project is part of the Downtown Gateway & Princess Street Improvements, as identified in a report to Council ([Report Number 18-114](#)), that directed staff to review options to add some gateway features and public art within the last phase of the Princess Street reconstruction. The funding obtained through 'Section 37 Community Benefits' is not large enough to consider affordable housing options. The building is being constructed in a sustainable manner through the use of wood frame construction and there is no on-site natural heritage or cultural heritage elements to protect/enhance. Therefore, public art as a form of Community Benefit is appropriate to this development project given its location adjacent to The Hub Project, which also ensures the benefits would be directly applied to the area in which the development is proposed.

**File Number: D14-031-2018**  
**Address: 168 Division Street and 227 Brock Street**  
**Application Type: Zoning By-Law Amendment**  
**Owner: 317 Developments Inc.**  
**Applicant: IBI Group Incorporated**  
**(Schedule Pages 53 – 126)**

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**Planning Committee Meeting Number 15-2019**

**Meeting to Order**

**Approval of the Agenda**

**Confirmation of Minutes**

- a) **That** the minutes of Planning Committee Meeting Number 14-2019, held Thursday June 20, 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: D14-031-2018**  
**Address: 168 Division Street and 227 Brock Street**  
**Application Type: Zoning By-Law Amendment**  
**Owner: 317 Developments Inc.**  
**Applicant: IBI Group Incorporated**  
The Report of the Commissioner of Community Services (PC-19-042) is attached.

Schedule Pages 53 – 126

To learn more about this application, visit [DASH](#) and search the property address or file number.

**Recommendation:**

**That** the following recommendation be approved and forwarded to Council on July 9, 2019 for consideration:

**That** it be recommended to Council that the application for a zoning by-law amendment (File Number D14-031-2018) submitted by IBI Group Incorporated, on behalf of 317 Developments Inc., for the property municipally known as 168 Division Street and 227 Brock 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 Schedule A to Amend Zoning By-Law Number 8499) to Report Number PC-19-042; and

**That** By-Law Number 96-259, entitled "Downtown and Harbour 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-19-042; 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; and

**That** Council approves the Community Benefits being sought under Section 37 of the *Planning Act* as described in Report Number PC-19-042, and authorizes the Mayor and Clerk to enter into an agreement, following the review and recommendation by staff, in a form satisfactory to the Director of Legal Services, to execute a Community Benefits agreement with the applicant.



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- b) **File Number: D14-004-2019**  
**Address: 677-691 Gardiners Road**  
**Application Type: Zoning By-Law Amendment**  
**Owner: SBLP Gardiners Road Inc.**  
**Applicant: FoTenn Consultants Inc.**

The Report of the Commissioner of Community Services (PC-19-043) is attached.

Schedule Pages 127 – 169

To learn more about this application, visit [DASH](#) and search the property address or file number.

**Recommendation:**

**That** the following recommendation be approved and forwarded to Council on July 9, 2019 for consideration:

**That** it be recommended to Council that the application for a zoning by-law amendment (File Number D14-004-2019) submitted by FoTenn Consultants Inc., on behalf of SBLP Gardiners Road Inc., for the property municipally known as 677-691 Gardiners Road, 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 to Amend Zoning By-Law Number 76-26) to Report Number PC-19-043; 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.

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- c) **File Number: D07-001-2018**  
**Address: 1005-1015 Terra Verde Way**  
**Application Type: Final Plan of Condominium**  
**Owner & Applicant: 2454433 Ontario Limited**  
The Report of the Commissioner of Community Services (PC-19-044) is attached.

Schedule Pages 170 – 189

To learn more about this application, visit [DASH](#) and search the property address or file number.

**Recommendation:**

**That** the following recommendation be approved and forwarded to Council on July 9, 2019 for consideration:

**That** it be recommended to Council that the application for Final Plan of Condominium (File Number D07-001-2018) submitted by 2454433 Ontario Limited, for the property municipally known as 1005-1015 Terra Verde Way, be approved; and

**That** final approval be subject to the Owner entering into a Condominium agreement with the City, the agreement shall provide further notice to the Condominium Corporation and present and future purchasers, of the conditions contained within the registered Site Plan Control agreement and that the Condominium Corporation will be responsible for maintaining the approved site works and fulfilling any conditions of the agreement; and

**That** the Mayor and Clerk be authorized to execute the Condominium agreement, subject to the satisfaction of the Director of Legal Services; and

**That** the Director of Legal Services be authorized to forward the necessary signed and stamped originals and required copies of the Final Plan of Condominium to the Land Registry Office for registration.

**Motions**

**Notices of Motion**

**Other Business**

**Correspondence**

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**Date and Time of Next Meeting**

The next meeting of the Planning Committee is scheduled for August 1, 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 – awaiting decision

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](http://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>		

### Applications Received/In Progress

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1350 GARDINERS RD, KINGSTON K7P 0E5	D14-028-2017	Zoning ByLaw Amendment (ZBA)	Recommendat ion to Committee	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>	Steven Chew	schew@cityofkingston.ca

### Applications Received/In Progress

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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>	Genise Grant	ggrant@cityofkingston.ca
1485 WESTBROOK RD, KINGSTON K7P3A2	D14-041-2017	Zoning ByLaw Amendment (ZBA)	Incomplete		Steven Chew	schew@cityofkingston.ca

### Applications Received/In Progress

For detailed information about a particular file, please access to DASH at [www.cityofkingston.ca/DASH](http://www.cityofkingston.ca/DASH) and search for the file number.

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.	Ryan Leary	rleary@cityofkingston.ca
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### Applications Received/In Progress

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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>	Lindsay Sthamann	lsthmann@cityofkingston.ca
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**Applications Received/In Progress**

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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 &amp; 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><a href="mailto:afurniss@cityofkingston.ca">afurniss@cityofkingston.ca</a></p>
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### Applications Received/In Progress

For detailed information about a particular file, please access to DASH at [www.cityofkingston.ca/DASH](http://www.cityofkingston.ca/DASH) and search for the file number.

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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### Applications Received/In Progress

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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

### Applications Received/In Progress

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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>	Andrea Furniss	afurniss@cityofkingston.ca
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### Applications Received/In Progress

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216 ONTARIO STREET, KINGSTON K7L 2Z3	D35-003-2018	OPA, ZBA, DPC, DPS	Recommendation to Council	<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"> <li>-Revised Proposed Zoning Amendments</li> <li>-Revised Proposed Draft Official Plan Amendment</li> <li>-Revised Proposed Official Plan Schedule 11-C</li> <li>-Revised Proposed Zoning Constraint Overlay</li> </ul>	Andrea Furniss	afurniss@cityofkingston.ca
1163 CENTENNIAL DR, KINGSTON	D07-001-2018	Final Plan of Condo	Recommendation to Committee	<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

### Applications Received/In Progress

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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>	Steven Chew	schew@cityofkingston.ca
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 'Low Density Residential' in the Official Plan.</p>	Sajid Sifat	ssifat@cityofkingston.ca

### Applications Received/In Progress

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330 DIVISION ST, KINGSTON K7K3Z9	D14-029-2018	Zoning ByLaw Amendment (ZBA)	Recommendat ion to Council	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.	Chris Wicke	cwicke@cityofkingston.ca
630 PRINCESS ST, KINGSTON K7L1E3	D07-002-2018	Final Plan of Condo	In Technical Review	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.	Sajid Sifat	ssifat@cityofkingston.ca



### Applications Received/In Progress

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40 COMPTON ST, KINGSTON K7K5V3	D35-004-2018	OPA, ZBA, DPC, DPS	In Technical Review	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.	Chris Wicke	cwicke@cityofkingston.ca
339 SELECT DR, KINGSTON K7M8R1	D35-005-2018	OPA, ZBA, DPC, DPS	In Technical Review	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'	Chris Wicke	cwicke@cityofkingston.ca

### Applications Received/In Progress

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<p>445 PRINCESS ST, KINGSTON K7L 1C3</p>	<p>D14-030-2018</p>	<p>Zoning ByLaw Amendment (ZBA)</p>	<p>Technical Review Complete</p>	<p>The following is a City initiated temporary use by-law with respect to the properties located in the Williamsville Main Street Commercial Zone (C4 zone of Zoning By-Law Number 8499), including a number of site specific C4 zones. The Williamsville Main Street is located along Princess Street from Division Street to the Bath Road and Concession Street intersection.</p> <p>On October 6, 2015, Council passed an Official Plan amendment and zoning by-law amendment for lands within the Williamsville Main Street Study area to correct a boundary error and to permit surface parking lots as short-term temporary uses within the C4 zone. The purpose of the temporary use provision was to allow surface parking lots for on-going redevelopment along the Williamsville Main Street and provided time for the City to complete a parking strategy for the area. The previous temporary use by-law was enacted for a period of 3 years, which expired on October 6, 2018.</p> <p>The City of Kingston is proposing that Council grant a new 3-year time period for surface parking lots to be permitted as a temporary use in the Williamsville Main Street Commercial Zone. Section 39 of the Planning Act allows municipalities to pass temporary use by-laws for a period of up to 3 years and Council may grant additional 3-year periods during which the temporary use is authorized. A number of site specific development applications have been approved in the last 3 years in the Williamsville Main Street area. The construction of a number of these projects has not yet begun and is expected to commence</p>	<p>James Bar</p>	<p><a href="mailto:jbar@cityofkingston.ca">jbar@cityofkingston.ca</a></p>
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168 DIVISION ST, KINGSTON K7L3M6	D14-031-2018	Zoning ByLaw Amendment (ZBA)	Technical Review Complete	<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 &amp; 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. NOTE: Site Plan Control application to be circulated concurrently for review.	Genise Grant	ggrant@cityofkingston.ca

### Applications Received/In Progress

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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>	Ryan Leary	rleary@cityofkingston.ca
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### Applications Received/In Progress

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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 Budd</p>	<p><a href="mailto:jbudd@cityofkingston.ca">jbudd@cityofkingston.ca</a></p>
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### Applications Received/In Progress

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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.	Genise Grant	ggrant@cityofkingston.ca
6675 15 HWY, KINGSTON K0H2N0	D14-038-2018	Zoning ByLaw Amendment (ZBA)	Recommendat ion to Committee	<p>Application for zoning by-law amendment received from IBI Group Inc. on behalf of Robert &amp; 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

### Applications Received/In Progress

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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' &amp; 'OS' zone in Zoning By-law Number 32-74, as amended.</p>	Sonya Bolton	sbolton@cityofkingston.ca
16 GRANGE ST, KINGSTON K7M2J4	D14-039-2018	Zoning ByLaw Amendment (ZBA)	Technical Review Complete	<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>	Steven Chew	schew@cityofkingston.ca
130 DAYS RD, KINGSTON K7M9G4	D14-040-2018	Zoning ByLaw Amendment (ZBA)	Incomplete		Annemarie Eusebio	aeusebio@cityofkingston.ca

### Applications Received/In Progress

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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)	In Technical Review	Zoning By-Law Amendment application proposes to add an Auto Body Shop use and a Warehouse use in addition to the existing permitted uses such as Retail use, Vehicle Sales use, Automobile Service Station Use. The subject property is designated 'Arterial Commercial' and zone site specific General Commercial use 'C2-51'. A Site Plan application will also be required subsequent to the zoning approval for this proposal.	Jason Budd	jbudd@cityofkingston.ca

### Applications Received/In Progress

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2305 ISLE OF MAN RD, KINGSTON	D35-002-2019	OPA, ZBA, DPC, DPS	In Technical Review	<p>The applicant is proposing the creation of an estate residential subdivision consisting of five waterfront lots, each with a minimum lot area of 0.8 hectares. The lots will all have frontage on Isle of Man Road, as well as Gibraltar Bay, which is part of the Rideau Canal system (a UNESCO World Heritage Site). All five lots will be serviced with private, on-site water and wastewater systems.</p> <p>The subject property is currently designated as Rural Lands and Environmental Protection Area in the City of Kingston Official Plan, and is currently zoned a site-specific Restricted Rural Zone (A1-11) in Zoning By-Law Number 32-74 of the former Township of Pittsburgh. In requesting permission for the proposed development, the applicant has applied for an Official Plan Amendment, a Zoning By-Law Amendment, and Draft Plan of Subdivision.</p>	Sonya Bolton	sbolton@cityofkingston.ca
738 FORTUNE CRES, KINGSTON K7P2T3	D07-001-2019	Final Plan of Condo	In Technical Review	<p>Application for a Final Plan of Condo. The proposal is to amend an registered condominium declaration/description for 738 Fortune Crescent. Site plan approval has been provided for a proposal for the construction of building additions onto the existing building and to extend the paved area (File D11-035-2018).The property is designated General Industrial in the City of Kingston Official Plan and is zoned Light Industrial Zone M6-2 in Zoning By-law Number 76-26.</p>	Annemarie Eusebio	aeusebio@cityofkingston.ca

### Applications Received/In Progress

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1381 NEWPORT AVE, KINGSTON	D14-006-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	<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, which is being reviewed as part of the Site Plan Control Application D11-006-2019.</p>	James Bar	jbar@cityofkingston.ca
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235 BROCK ST, KINGSTON K7L1S3	D14-007-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>The applicant is proposing to convert the existing mixed-use building into a multi-unit residential dwelling with five residential units. The basement, ground floor, and second floor will be converted to residential uses. The existing residential uses on the third and fourth floors will be maintained. The conversion will result in one residential unit on each floor of the building, including the basement. The building will contain one 1-bedroom unit, one 2-bedroom unit, one 3-bedroom unit, and two 4-bedroom units. No exterior alterations to the existing building are proposed except for maintenance and to ensure compliance with the Ontario Building Code with respect to an existing rear fire escape. The proposed maintenance and code compliance is anticipated to be undertaken separate from the zoning by-law amendment application. The front half of the basement, containing space utilized by the former sleep clinic, will be converted to a one-bedroom residential unit. Much of the remaining rear half of the basement will be converted into a common amenity area which is accessible to all residents. This area will also include existing storage areas, utility rooms, and laundry facilities. The basement amenity area will measure 32 square metres in area. The existing outdoor amenity area measures 13.6 square metres in area, for a total of 45.6 square metres of amenity area.</p>	Jason Budd	jbudd@cityofkingston.ca
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<p>2285 BATTERSEA RD, KINGSTON KOH1S0</p>	<p>D35-003-2019</p>	<p>OPA, ZBA, DPC, DPS</p>	<p>In Technical Review</p>	<p>Applications for Official Plan Amendment and Zoning By-law Amendment have been submitted by BPE Development Inc. to facilitate the redevelopment of the 3 separately conveyable parcels located at the northwest corner of the Unity Road / Battersea Road intersection. The lands subject to the proposed development are addressed municipally as 2285 Battersea Road, 2311 Battersea Road and a landlocked parcel north of these parcels. Cumulatively, the total land area is approximately 13.7 hectares with approximately 295 metres of road frontage on Battersea Road and approximately 115 metres of road frontage on Unity Road.</p> <p>The subject lands are currently developed with a single detached dwelling and two accessory buildings. The heritage value of the existing single detached dwelling is to be protected through a heritage conversation easement agreement to ensure the historic rural character of the structure is maintained.</p> <p>It is the desire of the applicant to adaptively reuse the existing single detached dwelling and redevelop the subject lands to accommodate a 27-suite boutique inn, spa, gift shop, restaurant, corporate event venue and 40 rental cabins distributed across the lands. The site is to include agricultural land, vineyards, gardens, a fruit and vegetable stand, craft brewery and craft winery.</p> <p>The proposed development is to be constructed in 3 phases.</p>	<p>James Bar</p>	<p><a href="mailto:jbar@cityofkingston.ca">jbar@cityofkingston.ca</a></p>
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216 ONTARIO ST, KINGSTON K7L 2Z3	D35-004-2019	OPA, ZBA, DPC, DPS	In Technical Review	The proposed amendments are intended to provide additional opportunities for off-street parking in residential areas, with limitations, while at the same time balance the need for maintaining the streetscape and neighbourhood character. The restriction that parking in a driveway is only permitted where the driveway leads to a permitted parking space in a garage, side or rear yard is proposed to be removed. The proposed Official Plan Amendment is intended to clarify that both new and existing low density residential development with at grade access will not have front yard parking except for parking in a permitted driveway as per the provisions of the zoning by-law. The proposed amendment to the zoning by-laws is intended to implement the above-noted amendment to the Official Plan, add or amend provisions related to driveway widths, and amend provisions related to the parking and storage of recreational vehicles, watercraft and trailers in residential zones.	Sukriti Agarwal	sagarwal@cityofkingston.ca
700 GARDINERS RD, KINGSTON K7M3X9	D12-004-2019	Draft Plan of Subdivision (DPS)	Application Accepted	An application to Amend Conditions of Draft Plan of Subdivision has been submitted by Fotenn Consulting Inc., on behalf of Taggart (Gardiners) Corporation for the West Village Subdivision located at 700 Gardiners Road. Draft Plan of Subdivision approval was granted by City Council on February 7, 2017.  The purpose of the application is to amend conditions relating to the conveyance of certain lands owned by RioCan Holdings (Kingston) Inc. and RioTrin Properties (Kingston) Inc. to Taggart (Gardiners) Corporation and to amend conditions referring to Newport Avenue.	Lindsay Lambert	llambert@cityofkingston.ca
85 FIRST AVE, KINGSTON K7K2G7	D14-008-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	Zoning by-law amendment application to develop 24 lots that follow the established pattern of the original plan of subdivision with single detached dwelling units that contain a second residential unit in the basement, plus a third residential unit in the 2nd floor of a detached garage. A few of the lots will only have 2 dwelling units, for a total of 70 proposed dwelling units.	Chris Wicke	cwicke@cityofkingston.ca

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60 COLLINGWOOD ST, KINGSTON K7L3X4	D14-009-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	This is a Zoning By-Law Amendment application to permit three dwelling units within the existing structure on the property. The subject property is designated Residential in Schedule 3-A of the Official Plan, and is currently zoned a One and Two Family Dwelling 'A' Zone in Zoning By-Law Number 8499, as amended. Collingwood Street is shown as a local road in Schedule 4 of the Official Plan. The applicant indicates that the three units have been established for a number of years, and prior to their purchase of the property. The applicant is seeking a zoning amendment to recognize the existing use; as such, proposed alterations to the site are limited. Three at-grade parking spaces are proposed in the rear of the property.	Genise Grant	<a href="mailto:ggrant@cityofkingston.ca">ggrant@cityofkingston.ca</a>
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735 W KING ST W, KINGSTON K7M2G3	D14-010-2019	Zoning ByLaw Amendment (ZBA)	Application Accepted	<p>This is a Zoning By-Law Amendment application related to the former Church of the Good Thief property, including the lands containing the rectory and the parish hall. The lands are currently municipally addressed as 735 King Street West, 15, 21 &amp; 27 McDonald Avenue and 60 &amp; 62 Baiden Street. The applicant intends to reconfigure the parcel fabric on the property to accommodate the proposed uses pending a successful rezoning of the site.</p> <p>The lands are within a 'Housing District' on Schedule 2 of the Official Plan, and are currently designated 'Residential' on Schedule 3-A. King Street West is an Arterial Road as shown on Schedule 4 of the Plan. McDonald Avenue and Baiden Street are both local roads. The property is designated under Part IV of the Ontario Heritage Act, and is within the Portsmouth Village Heritage Character Area as shown on Schedule 9. A Zoning By-Law Amendment (File Number D14-044-2016) in 2016 successfully changed the zoning on the subject property from a One Family and Two Family Dwelling 'A' Zone in Zoning By-Law 8499 to multiple site-specific A5 zones to accommodate a proposed plan for the lands at that time. This former concept included internal conversion of the rectory, introduction of an archive use within the Church building, and construction of single family dwellings on the remaining lots. As such, the property is currently zoned site-specific 'A5.519', 'A5.520', 'A5.521' and 'A5.522' zones in Zoning By-Law 8499, as amended. Successful Site Plan Control (D11-054-2016) and Part Lot Control (D27-013-2016) applications also supported the previous concept plan.</p>	Genise Grant	ggrant@cityofkingston.ca
1174 MCADOOS LANE, KINGSTON K0H1S0	D14-011-2019	Zoning ByLaw Amendment (ZBA)	Received			