



**City Of Kingston  
Planning Committee  
Meeting Number 17-2019  
Agenda  
Thursday August 15, 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 an application for an Official Plan and zoning by-law amendment submitted by Ashcroft Homes and Fotenn Consultants Inc. on behalf of Ashcroft Homes, with respect to the subject site located at 347, 349 and 351 Alfred Street and 507, 521, 523, 527, 525, 531 Princess Street (East Site); 555, 557, 559 Princess Street (West Site) (Exhibit A – Key Map). This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The subject sites are designated Main Street Commercial in the Official Plan as displayed through Exhibit C – Official Plan, Land Use, and is zoned Williamsville Main Street Commercial C4-H(T1) Zone and the Site-Specific B3.200 Zone in Zoning By-Law Number 8499, as amended, as displayed through Exhibit D – Zoning By-Law Number 8499, Map 19 and 20. The site at 347, 349 and 351 Alfred Street; and 507, 521, 523, 527, 525, 531 Princess Street is designated Gateway, with the site at 555, 557 and 559 Princess Street designated Community Destination on Schedule PS1- Princess Street Corridor Specific Policy Area for the Williamsville Main Street.

The applicant is proposing to amend the Official Plan to permit two 10-storey buildings. The amendment is required to reduce the angular plane provisions of the Williamsville Main Street Special Policy Area. The Official Plan permits new buildings to range in height from 3-storeys up to 6-storeys that fit within the angular plane provisions. Buildings up to 10-storeys in height can be considered where compatible. The applicant is proposing to amend the zoning by-law to a site-specific C4 Zone that would reflect the proposed buildings. The current proposed amendments include an increase in the building height, reduction to the minimum ground floor height, reduction to the off-street parking ratio, reduction to the angular plane provisions, reduction to the rear yard setback/setback from a side or rear lot line that abuts a residential zone, and the maximum number of loading spaces.

The applicant proposes to develop a 10-storey mixed-use residential and commercial building on a 0.39 hectare lot at 507, 521, 523, 527, 525, 531 Princess Street and 347, 349 and 351 Alfred Street (known as the east site), that will have frontage onto Creighton Street, Chatham Street, Princess Street and Alfred Street. Townhomes are proposed along the Creighton and Chatham Street frontages. In total there would be 295 units, 964 square metres of commercial floor area, with 233 underground vehicular parking spaces and 316 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).

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The applicant proposes to develop a 10-storey mixed use residential and commercial building on a 0.22 hectare lot at 555, 557 and 559 Princess Street (known as the west site) with frontage onto Princess Street and Alfred Street. In total there would be 169 units, 576 square metres of commercial floor area, with 117 underground vehicular parking spaces and 177 bicycle parking spaces. Vehicular access to two levels of underground parking and the loading area is provided off Alfred Street. At grade, commercial uses front onto Princess Street and the corner of Alfred Street. A 98 square metre “pocket park” is proposed off Alfred Street behind the building.

The City will be seeking Community Benefits in accordance with Section 37 of the *Planning Act* and Sections 9.5.25 – 9.5.30 of the Official Plan if any increase in height or density is approved by Council. Possible suggestions for Community Benefits can be provided by the public on August 15, 2019 or in writing via the contact details in this report.

**File Number: D35-001-2019**  
**Address: 347, 349 and 351 Alfred Street and 507, 521, 523, 527, 525, 531 Princess Street (East Site); 555, 557, 559 Princess Street (West Site)**  
**Application Type: Official Plan and Zoning By-Law Amendment**  
**Owner: Ashcroft Homes**  
**Applicant: Ashcroft Homes and Fotenn Consultants Inc.**  
**(Schedule Pages 1 – 86)**

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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 report to the Planning Committee regarding an application for a zoning by-law amendment submitted by Jordan Van Leuken on behalf of Braebury Development, with respect to the subject site located at 85 First Avenue. 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 amend Zoning By-Law Number 8499 to permit the redevelopment of a former school site as 24 residential lots that would follow the established pattern of a previously registered Plan of Subdivision which was registered prior to the school being established. Of the 24 proposed lots, 23 would accommodate a single-detached dwelling with a second residential unit in the basement as well as a third unit within the upper level of a detached garage. One lot would contain a single-detached dwelling unit only. A total of 70 residential dwelling units are proposed on the subject property. The property has an area of 0.94 hectares. The resulting density would be 74.5 units per hectare. The subject property would be subdivided into 24 lots at a later date.

The current zoning permits one and two-family dwellings. An amendment is required to permit the proposed third residential unit on 23 of the lots. The minimum lot area required per unit is proposed to be reduced from the required 370 square metres per unit, which could also include the second residential unit, to 123 square metres per unit for three units. In addition, relief is being sought from a number of other performance standards to allow the proposed development to proceed. The zoning requirements requiring relief include projections into yards, minimum front yard, minimum side yard, minimum lot width, maximum height of accessory buildings, maximum lot coverage, location of detached accessory buildings on the lot, accessory buildings including residential units, and accessory buildings located at the rear of other buildings and not fronting on the street.

**File Number: D14-008-2019  
Address: 85 First Avenue  
Application Type: Zoning By-Law Amendment  
Owner: Braebury Development  
Applicant: Jordan Van Leuken  
(Schedule Pages 87 – 121)**

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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 Conseil des écoles catholiques du Centre-Est (CECCE) and Conseil des écoles publiques de l'Est de l'Ontario (CEPEO), on behalf of Taggart (Gardiners) Corporation, with respect to the subject site located at 1381 Newport Avenue (Exhibit B - Key Map).

The subject lands are currently vacant, and are designated Residential in the Official Plan, and zoned Institutional (I) in Zoning By-Law Number 76-26. The block of land was approved through the Final Plan of Subdivision for Phase 1 of West Village (File Number D12-005-2017). The lands are intended to be developed with a secondary school that will house the French Catholic School and the French Public School along with a daycare, theatre and French cultural centre.

The applicants are proposing to amend four regulations in Zoning By-Law Number 76-26 in order to develop the new school. The regulations proposed to be amended are:

- the parking regulations to site-specific parking ratios for the high school classrooms and theatre use;
- reduce the parking stall dimensions for typical and accessible spaces;
- increase the permitted height from 10.7 metres to 11.9 metres; and
- allow off-site parking on the adjacent park block.

The subject lands are located south of Taylor Kidd Boulevard, between Centennial Drive and Gardiners Road. The block of land for the school is bordered by residential lands to the north, a hydro corridor to the east, residential lands and a park block to the south, and residential lands to the west.

The school, when built out, is proposed to have 13 middle school classrooms (10 classrooms in the school and three portables), 27 high school classrooms (20 classrooms and 7 portables), 3 daycare classrooms, a community room, the cultural centre, offices and theatre. The theatre is exclusively used by the school during the daytime. Cultural performances will make use of the theatre outside of school hours. Partial off-site parking is proposed on the adjacent park block in consultation with the City's Parks Development Division. Of the 176 parking spaces required to support the development, 20 parking spaces will be located partially on the City's park block and partially on the school property. These spaces will be constructed at a later date, when the school expands. The partial off-site parking as proposed makes greater use of the

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parking lot while providing additional parking spaces for use by persons visiting the park.

A review of the application, comments from internal departments, external agencies and the general public have confirmed that the application as presented is consistent with the Provincial Statement, conforms to the City's Official Plan and represents good land use planning.

**File Number: D14-006-2019**  
**Address: 1381 Newport Avenue**  
**Application Type: Zoning By-Law Amendment**  
**Owner: Taggart (Gardiners) Corporation**  
**Applicant: Conseil des écoles catholiques du Centre-Est (CECCE) and**  
**Conseil des écoles publiques de l'Est de l'Ontario (CEPEO)**  
**(Schedule Pages 122 – 156)**

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**Public Meeting**  
**6:30 p.m.**  
**Amendment to Draft Plan of Subdivision Conditions**

The following is a Public Meeting (Non-Statutory) and comprehensive report recommending approval to the Planning Committee regarding an application for an amendment to Draft Plan of Subdivision conditions submitted by Fotenn Consultants Inc., on behalf of Taggart (Gardiners) Corporation, with respect to the subject site located at 700 Gardiners Road. The application consists of a request to amend the conditions of Draft Plan of Subdivision that were previously approved by Council on February 7, 2017. The proposed amendments are to change all references of “Newport Avenue” to the new street name “Demers Avenue”, to amend the conveyance of certain lands from RioCan Holdings (Kingston) Inc. and RioTrin Properties (Kingston) Inc. and to classify a portion of the Draft Plan of Subdivision lands as a Class 4 Area under the Ministry of Environment, Conservation & Parks’ Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning, Publication NPC-300.

The proposed Class 4 designation of Blocks 281 through 284 of the Draft Plan of Subdivision is supported by a detailed Environmental Noise Assessment prepared by Gradient Wind Engineering Inc. and a third-party Peer Review Letter by Jade Acoustics Inc. The proposed Class 4 Area classification is limited in its scope, and is consistent with both the Provincial Policy Statement and Official Plan. The Class 4 recommendation of this report strikes an appropriate balance that further facilitates residential intensification through a complete community development of an underutilized brownfield site within the City’s urban boundary.

**File Number: D12-004-2019**  
**Address: 700 Gardiners Road**  
**Application Type: Amendment to Draft Plan of Subdivision Conditions**  
**Owner: Taggart (Gardiners) Corporation**  
**Applicant: Fotenn Consultants Inc.**  
**(Schedule Pages 157 – 278)**

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**Meeting to Order**

**Approval of the Agenda**

**Confirmation of Minutes**

- a) **That** the minutes of Planning Committee Meeting Number 16-2019, held Thursday August 1, 2019, be confirmed.



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**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) **Subject: Public Meeting (Non-Statutory) & Comprehensive Report**  
**File Number: D12-004-2019**  
**Address: 700 Gardiners Road**  
**Application Type: Amendment to Draft Plan of Subdivision**  
**Conditions**  
**Owner: Taggart (Gardiners) Corporation**  
**Applicant: Fotenn Consultants Inc.**  
The Report of the Interim Chief Administrative Officer (PC-19-050) is attached.  
Schedule Pages 157 – 278

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

**Recommendation:**

**That** it be recommended to Council that the application for Draft Plan of Subdivision amendment (File Number D12-004-2019) submitted by Fotenn Consultants Inc., on behalf of Taggart (Gardiners) Corporation, for the property municipally known as 700 Gardiners Road, be approved; and

**That** the Draft Plan of Subdivision be subject to the conditions as amended within Exhibit A (Draft Plan Conditions With Proposed Amendments) to Report Number PC-19-050; and

**That** the high-density residential and seniors' housing blocks, shown as Blocks 281-284 on the approved Draft Plan of Subdivision dated December 1, 2016, be classified as a Class 4 area, pursuant to the Ministry of Environment, Conservation and Parks' Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning, Publication NPC-300, as shown in Exhibit B.

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- b) **Subject: Public Meeting & Comprehensive Report**  
**File Number: D14-006-2019**  
**Address: 1381 Newport Avenue**  
**Application Type: Zoning By-Law Amendment**  
**Owner: Taggart (Gardiners) Corporation**  
**Applicant: Conseil des écoles catholiques du Centre-Est (CECCE) and**  
**Conseil des écoles publiques de l'Est de l'Ontario (CEPEO)**  
The Report of the Interim Chief Administrative Officer (PC-19-048) is attached.  
Schedule Pages 122 – 156

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

**Recommendation:**

**That** it be recommended to Council that the application for a zoning by-law amendment (File Number D14-006-2019) submitted by Conseil des écoles catholiques du Centre-Est (CECCE) and Conseil des écoles publiques de l'Est de l'Ontario (CEPEO), on behalf of Taggart (Gardiners) Corporation, for the property municipally known as 1381 Newport Avenue, 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 and Schedule A to Amend Zoning By-Law Number 76-26) to Report Number PC-19-048; 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) **Subject: Comprehensive Report**  
**File Number: D14-114-2015**  
**Address: 235 and 243 Colborne Street and 60, 62 and 64 Elm Street**  
**Application Type: Zoning By-Law Amendment**  
**Owner: 235 Colborne Street Ltd. and 243 Colborne Street Ltd.**  
**Applicant: Podium Developments**  
The Report of the Interim Chief Administrative Officer (PC-19-045) is attached.  
Schedule Pages 279 – 336

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

**Recommendation:**

**That** it be recommended to Council that the application for a zoning by-law amendment (File Number D14-114-2015) submitted by Podium Developments, on behalf of 235 Colborne Street Ltd. and 243 Colborne Street Ltd., for the property municipally known as 235 and 243 Colborne Street and 60, 62 and 64 Elm 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-19-045; 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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- d) **Subject Comprehensive Report**  
**File Number: D14-003-2019**  
**Address: Reddendale Neighbourhood (Address in DASH shown as City Hall, 216 Ontario Street)**  
**Application Type: Zoning By-Law Amendment**  
**Owner: Various**  
**Applicant: City of Kingston**

The Report of the Interim Chief Administrative Officer (PC-19-029) is attached.  
Schedule Pages 337 – 845

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

**Recommendation:**

**That** it be recommended to Council that the application for a zoning by-law amendment (File Number D14-003-2019) submitted by the City of Kingston, for the Reddendale Neighbourhood, 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 and Schedule A to Amend Zoning By-Law Number 76-26) to Report Number PC-19-029; 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; and

**That** the Design Guidelines for Residential Lots in Reddendale, dated February 4, 2019, and included as Exhibit B to Report Number PC-19-029, be endorsed by Council; and

**That** staff be directed to utilize the Design Guidelines for Residential Lots in Reddendale as part of the development review process for applications within the Reddendale Neighbourhood.

**Motions**

**Notices of Motion**

**Other Business**

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**Correspondence**

- a) Correspondence received from Derek Fenlon dated July 29, 2019 regarding 525 Princess Development - Support/Community Benefits.

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**Date and Time of Next Meeting**

The next meeting of the Planning Committee is scheduled for September 5, 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>