



**City of Kingston
Planning Committee
Meeting Number 02-2024
Agenda**

**Thursday, December 21, 2023 at 6:00 p.m.
Hosted at City Hall in Council Chamber**

Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or isullivan@cityofkingston.ca

Committee Composition

Councillor Cinanni, Chair
Councillor Chaves
Councillor Glenn
Councillor M^cLaren
Councillor Oosterhof
Councillor Osanic

The meetings being held tonight are public meetings held under the Planning Act.

Notice of Collection – Personal information collected as a result of the public meetings are collected under the authority of the Planning Act and will be used to assist in making a decision on this matter. Persons speaking at the meeting are requested to give their name and address for recording in the minutes. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Additionally, interested members of the public can email the Committee Clerk or the assigned planner if they wish to be notified regarding a particular application. Questions regarding this collection should be forwarded to the Director of Planning Services.

The first portion of tonight's meeting is to present planning applications in a public forum as detailed in the community meeting report. This report does not contain a staff recommendation and therefore no decisions will be made this evening. Each application in the community meeting report will be presented individually and following each presentation by the applicant, the meeting will be opened to the public for comments and questions.

The second portion of tonight's meeting is to consider public meeting reports. These reports do contain a staff recommendation and the recommendation is typically to approve (with conditions) or to deny. After the planner's presentation, Committee members will be able to ask questions of staff, followed by members of the public. Following the question-and-answer period, this Committee then makes a recommendation on the applications to City Council who has the final say on the applications.

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 Ontario Land 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.

Community Meeting

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a potential development proposal in the early stages of the development process and to seek feedback from the public and members of Planning Committee before a complete application is submitted to the City. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

The Report of the Commissioner of growth & Development Services (PC-24-012) is attached.

Schedule Pages 1 – 4

Details of the development proposals to be presented at the Community Meeting are listed below.

Exhibit A

File Number: D01-003-2023

Address: 1048 Midland Avenue

Owner: CP Reit Ontario Properties

Applicant: Wellings of Kingston

Schedule Pages: 5 – 19

Exhibit B

File Number: D01-005-2023

Address: 234-242 University Avenue

Owner: 234-242 UNIVERSITY AVE. ULC

Applicant: The Boulevard Group

Schedule Pages: 20 – 51

1. Meeting to Order

2. Approval of the Agenda

3. Confirmation of Minutes

- a) **That** the minutes of Planning Committee Meeting Number 01-2024, held Thursday, December 7, 2023, be approved.

4. Disclosure of Pecuniary Interest

5. Delegations

6. Briefings

7. Business

- a) **Subject: Recommendation Report**

File Number: D35-002-2023

Address: 500 Cataraqui Woods Drive

District: District 2 – Loyalist-Cataraqui

Application: Official Plan & Zoning By-Law Amendment

Owner: Centennial Land Development LP

Applicant: Arcadis and City Flats

The Report of the Commissioner of Growth & Development Services (PC-24-006) is attached.

Schedule Pages 52 – 156

Recommendation:

That the Planning Committee recommends to Council:

That the applications for Official Plan and zoning by-law amendments (File Number D35-002-2023) submitted by Arcadis and City Flats, on behalf of Centennial Land Development LP, for the property municipally known as 500 Cataraqui Woods Drive, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, amendment number 91, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-006; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit B (Draft By-Law and Schedule A to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-006; and

That Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law; and

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

b) Subject: Recommendation Report

File Number: D14-004-2022

Address: 36 Durham Street

District: District 9 – Williamsville

Application: Zoning By-Law Amendment

Owner: Nathan Blaine Patry

Applicant: Arcadis, formerly known as IBO Group Inc.

The Report of the Commissioner of Growth & Development Services (PC-24-014) is attached.

Schedule Pages 157 – 214

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-004-2022) submitted by Arcadis, formerly known as IBI Group Inc., on behalf of Nathan Blaine Patry, for the property municipally known as 36 Durham Street, be approved; and

That Kingston Zoning By-Law Number 2022-62 as amended, be further amended, as per Exhibit A (Draft By-Law and Schedules A & B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-014; 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.

8. Motions

9. Notices of Motion

10. Other Business

11. Correspondence

12. Date of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday, January 4, 2024 at 6:00 p.m.

13. Adjournment

1. Approved Site Plan Items:

- D11-024-2021 – 705 Development Drive
- D11-046-2020 – 870 Centennial Drive
- D11-029-2021 – 2702 Highway 2
- D11-005-2023 – 44 Barbara Avenue
- D11-020-2021 – 151 Bath Road
- D11-022-2022 – 18 Queen Street
- D11-040-2022 – 2069 Battersea Road
- D11-022-2022 – 18 Queen Street
- D11-035-2019 – 145 Dalton Avenue
- D11-031-2022 – 752 W King Street West

2. Applications Appealed to the Ontario Land Tribunal:

1. 2 River Street – OLT-22-004597 – OPA/ZBA – 5-week Hearing set starting January 30, 2024.
2. 275 & 283 Queen Street – OLT-22-004553 – ZBA – Three party settlement agreement approved by Council. Settlement verbally approved by the OLT on November 22, 2023.

3. Links to Land Use Planning Documents:

Planning Act: <https://www.ontario.ca/laws/statute/90p13>

Provincial Policy Statement: <https://www.ontario.ca/page/provincial-policy-statement-2020>

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>