



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

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

Committee Members Present

Councillor Cinanni, Chair
Councillor Chaves
Councillor Glenn
Councillor McLaren
Councillor Oosterhof
Councillor Osanic

Regrets

None.

Staff Members Present

Chris Booth, Senior Planner
Ian Clendening, Senior Planner
Penelope Horn, Planner
Derek Ochej, Deputy City Clerk
Christine O'Connor, Committee Clerk
Sarah Oldenburger, Planner
Lindsay Reid, Senior Planner
Tim Park, Director of Planning Services

Others Present

Members of the public were present.

This is not a verbatim report.

Introduction by the Chair

Councillor Cinanni, Chair, explained the purpose of the meeting, read the rights and obligations afforded to the Committee members and members of the public during public and community meetings and reviewed the order of proceedings to clarify the speaking order for each public meeting.

Community Meeting

The Chair called the Community Meeting regarding the development proposal at 1048 Midland Avenue and 234-242 University Avenue to order at 6:01 p.m.

a) File Number: D01-003-2023

Address: 1048 Midland Avenue

Owner: CP Reit Ontario Properties

Applicant: Wellings of Kingston

George Whittington, Agent for the Applicant, conducted a presentation regarding the development proposal at 1048 Midland Avenue. A copy of the presentation is available upon request through the City Clerk's Department.

Dan Edwards, , asked if the home would provide any additional supportive care to residents or if it just provides the units to live in. He asked if it would be licensed. He added that there is a lot of traffic along Midland Avenue, and asked whether traffic has been carefully studied. He asked if all the associated utility loads for this new development had been considered and whether an emergency generator would be implemented. He asked if the facility would draw from the standard electrical grid, or whether a substation would be needed.

In response to the public comments, Mr. Whittington stated that the home would not offer supportive care to residents as the structure of the home is different from a retirement home and is built with independent living seniors in mind. He added that meal services, a 24-hour concierge and maintenance services would be offered. Ms. Mariani stated that the home would not be licensed but confirmed that a full traffic study was completed and that any further studies required by the municipality would be conducted. She added that hydro and gas would be coordinated through the site plan process but noted that there has been no mention of a deficiency in the servicing of either of those resources to the site.

Councillor Oosterhof asked staff if the zoning change request would adjust calculations for available commercial land or if it would allow for more flexible zoning for residential use as well. Mr. Clendening confirmed that the existing Official Plan designation allows for residential type uses, though the zoning in place does not. He added that the applicant submitted a commercial land review showing that the change in land use would not have a negative impact on the overall supply. He noted that the City is currently reviewing commercial land to ensure that there will be enough commercial space for the long-term. He confirmed that the land review of this applicant demonstrated no adverse impacts to the amount of supply in commercial land.

Councillor Oosterhof asked the developer why they were not planning to build another storey higher for additional units and he asked whether an elevator would be provided for accessibility to the units. He asked where else the developer had built in Ontario and how successful those developments had been. Ms. Mariani stated that the height of the building was chosen due to the costing of a wood frame compared with a steel frame. She noted that steel frames are more costly and would be required for anything above three storeys. She explained that with additional storeys and units, additional parking would also be required which would involve building underground which is not feasible. She added that elevators would be provided. She stated that they currently have about 12 projects in Ontario and six operating in Alberta. She noted the homes in Picton and Stittsville as being the closest to Kingston.

Councillor Oosterhof asked if staff could address the issue of parking and the formula that is used to calculate the amount of parking needed. Mr. Park stated that the application is still under technical review, but staff plan to provide comment and suggestions to the applicant as they continue through the process.

Councillor Glenn expressed concern for the number of trees that were proposed to be cut down for this project. She stated that the City is making an effort to build more densely and the height of this building does not reflect that. She added that she would like to hear more about the costs associated with building higher. She noted that the application states there would be 219 units and 272 parking spaces which is a lot more parking than the other developments the Committee has considered. She stated the amount of parking seemed excessive and asked for rationale behind having that amount. Mr. Whittington explained that the height of the building was chosen for the size of the community. He stated that a tree inventory and protection plan was conducted for the site, and that it is unfortunate but many of the trees would need to be cut down for the development to proceed. He added that based on the inventory that was done, many of the trees were not found to be ecologically significant and the tree

canopy could be regained through replanting. Ms. Mariani added that many of the trees are not healthy, and a landscape plan would be done in collaboration with the municipality to ensure native vegetation is planted in the area. She explained that the number of parking spaces was chosen based on what they have found to work in other communities. She noted that between operations staff and families coming to visit, substantial parking is needed.

Councillor Glenn thanked the applicant for their rationale and urged them to look at Kingston's extremely low vacancy rate. She commented that the application included a lot of asphalt, and the City is working very hard to prioritize environmental sustainability.

Councillor Osanic asked if the units would be rentals and approximately how much the rent of the units would be. Ms. Mariani explained that they would not know details of pricing until closer to construction but stated that their goal is to start at under \$3,000 per month. She explained that this amount would cover a meal service and amenity space. Councillor Osanic asked if the residents would have the option to have the meal service included. Ms. Mariani stated that she is not sure of the particulars at this site, but one meal is included in the rent cost.

Councillor Osanic reiterated the concerns of other Committee members, noting the amount of asphalt and lack of greenspace provided in the application. She stated that there are many large parking lots in the area and no park within a distance that would be accessible to many seniors. Ms. Mariani stated that they attempt to put as much amenity space on their sites and they are happy to work with staff and note the suggestions of the Committee. Councillor Osanic explained that typically the tree inventories the Committee receives list the tree species to be removed and retained, as well as the location of those trees on the lot. She asked if the applicant knows the location of the trees to be retained. Ms. Mariani stated that she believed the perimeter trees were the only trees strong enough to be retained. She added that they will work with staff to provide landscaping and trees for the site. Councillor Osanic suggested that trees in the northeast and southeast corner could be retained and benches and tables could be placed there so that the residents would have an outdoor space to use.

Councillor Chaves sought clarity regarding the regulations around wood frames being used for buildings higher than three storeys. He asked staff to confirm the regulations. Mr. Park confirmed that the Ontario Building Code currently permits wood frame structures for up to six stories. Councillor Chaves encouraged the applicant to build higher and echoed Councillor Glenn's comments regarding the housing shortage in Kingston.

Councillor Chaves stated that there are a lot of seniors in the city looking for affordable housing. He asked what the applicant considers affordable housing and what other services would be provided within the \$3,000 per month cost. Ms. Mariani reiterated that the price has not be determined yet, but that number is based on maintaining a lower cost than competition in the market. She listed the 24-hour concierge, full meal service, a bar, a hair salon, and maintenance staff as services provided within that cost. Councillor Chaves asked if there would be additional costs to using the amenities such as the hair salon and restaurant. Ms. Mariani confirmed that outside of the one meal provided per day, those amenities would have an additional fee.

Councillor Chaves asked if staff would be using some of the 271 parking spaces. Mr. Whittington explained that staff would park in the visitor spaces, and in similar sized communities they expect to have approximately 30 employees with 10 to 15 working at a given time. He added that in most of their communities, about 80 per cent of members have cars.

Councillor Chaves asked staff to confirm how many residential parking spaces are equivalent to one car share parking space. Mr. Clendening stated that the applicant had reached the maximum number of parking spaces allowed in the Zoning By-Law, and for every four additional parking spaces, one space would have to be a car share space.

Councillor Chaves asked how net-zero the building would be. Mr. Whittington stated that they are not net-zero, but the home would be 25 percent more energy efficient than what is required in the Building Code. He added that they take pride in the fact that all of their communities are certified by the Rick Hansen Foundation and the Canada Mortgage and Housing Corporation as accessible communities.

The Chair was passed to Councillor Glenn.

Councillor Cinanni stated that Kingston has a large retirement community in comparison to other cities its size. He reiterated that building higher and more densely should be considered. He added that even building higher and less wide could help provide more greenspace for residents on the property and preserve more trees.

Councillor Glenn returned the Chair.

There were no further comments from the Committee.

b) File Number: D01-005-2023

Address: 234-242 University Avenue

Owner: 234-242 UNIVERSITY AVE. ULC

Applicant: The Boulevard Group

Jason Sands, Agent for the Applicant, conducted a PowerPoint presentation regarding the development proposal for 234-242 University Avenue. A copy of the presentation is available upon request through the City Clerk's Department.

The Chair provided an opportunity for members of the public to ask questions. There were no questions from the public.

Councillor Glenn asked if Heritage Services staff had been consulted on the application. Mr. Sands confirmed that an exhaustive pre-consultation process had been conducted and is continuing. He added that a Heritage Impact Study has been completed and noted that the application would proceed to the Kingston Heritage Properties Committee for any approvals before permits are issued. Councillor Glenn suggested consultation with Kingston Heritage Properties Committee members prior to submitting the application. Councillor Glenn expressed concern for the modern aesthetics of the building renderings due to heritage implications. Councillor Glenn asked why there was no parking proposed. Mr. Sands stated that there are no vehicular parking requirements on designated heritage buildings according to the Zoning By-Law, and therefore no vehicular parking would be offered on-site, but 10 bicycle parking stalls would be available.

Councillor Osanic asked whether there is intent to plant trees. Mr. Sands stated that there is intent by the owners to plant trees to create a courtyard feel.

Councillor Oosterhof asked if it was entirely a new build, or if the existing development would be restored. He asked if there are other builds similar to this that exist in Kingston. Mr. Sands clarified that the existing heritage building would be restored and revitalized through this project. Mr. Sands explained that this is a unique situation as the property owner owns five adjacent properties which allows for the development in the rear yard. He stated there are not many opportunities to build similarly in the area, but he considers this development to be consistent with what the province is considering accessory dwelling units.

Meeting to Order

The Chair called the meeting to order at 7:21 p.m.

Approval of the Agenda

Moved by Councillor Chaves

Seconded by Councillor McLaren

That the agenda be approved.

Carried

Confirmation of Minutes

Moved by Councillor Chaves

Seconded by Councillor Osanic

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

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

There were none.

Briefings

There were none.

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

Mr. Clendening and Mr. Booth conducted a PowerPoint presentation regarding the Application for the Official Plan and Zoning By-Law Amendment at 500 Cataraqui

Woods Drive. A copy of the presentation is available upon request through the City Clerk's Department.

Councillor Chaves noted that on page 13 of the report, provisions for charging stations onsite were provided. He asked if there would be electrical vehicle charging stations onsite. Mr. Booth confirmed that it is the applicant's intent to provide electrical vehicle charging stations onsite, however, they are not sure of the amount at this time. Councillor Chaves asked if they are considering space for a community garden. Mr. Clendening stated that the applicant has not confirmed whether there will be space for a community garden.

Councillor Oosterhof expressed concern for the proximity of the building to grocery stores. He asked if there is consideration for a corner store onsite where residents could buy groceries if needed. Mr. Clendening stated that the development is on a transit route that would take residents to Princess Street where there are grocery stores available. He noted that the closest grocery store is a 1.4 kilometre walk from the development. Mr. Park added that there is a commercial building across the street from the development that does not currently have a convenience store or grocery store, but one could open in the future.

Councillor Osanic commented that she liked the design of the building as well as the underground parking. She asked how many trees would be planted through this development. Mr. Booth stated that it is the applicant's intent to replace more trees than will be lost. He noted that there are currently 22 trees according to the submitted report, and they plan to plant 23 trees.

The Chair provided an opportunity for members of the public to speak. There were no comments received from the public.

Moved by Councillor Glenn

Seconded by Councillor Chaves

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.

Carried

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 IBI Group Inc.

Ms. Oldenburger conducted a PowerPoint presentation regarding the Application for Zoning By-Law Amendment at 36 Durham Street. A copy of the presentation is available upon request through the City Clerk's Department.

The Chair was passed to Councillor Glenn.

Councillor Cinanni asked whether the units were meant to be rentals or sold as family homes. Ms. Newman stated that she is unsure the intent of the owner, but she believes they will be rentals. She added that they will be subject to an additional consent application which will sever the properties so they will be two separately conveyable lots and the owner could sell them as family homes in the future.

Councillor Glenn returned the Chair.

The Chair provided an opportunity for members of the public to speak. There were no comments received from the public.

The Chair was passed to Councillor Glenn.

Councillor Cinanni commented that single family homes would be better in this area. He noted that there is only one parking space allotted per dwelling with eight bedrooms. He added that the property is in close proximity to an elementary school where many parents drop off their kids and that he has received many complaints regarding the intersection at Park Street and Toronto Street. He stated that if the property is used for student housing there will be many cars on the street similar to Victoria Street and Toronto Street and for this reason, he could not support the application.

Councillor Glenn returned the Chair.

Moved by Councillor McLaren
Seconded by Councillor Glenn

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.

Carried

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

There was none.

Date and time of Next Meeting

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

Adjournment

Moved by Chaves

Seconded by Glenn

That the meeting of the Planning Committee adjourn at 7:51 p.m.

Carried