



**City of Kingston  
Planning Committee  
Meeting Number 10-2024  
Agenda**

**Thursday, May 2, 2024 at 6:00 p.m.  
Hosted at City Hall in Council Chamber**

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Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or [cloconnor@cityofkingston.ca](mailto:cloconnor@cityofkingston.ca)

**Committee Composition**

Councillor Cinanni, Chair  
Councillor Chaves  
Councillor Glenn  
Councillor M<sup>c</sup>Laren  
Councillor Oosterhof  
Councillor Osanic

The meetings being held 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-24-032) is attached.

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

#### **Exhibit A**

**File Number: D01-006-2024**

**Address: 22 – 28 Ellice Street**

**Owner: Matt Archibald**

**Applicant: Fotenn Planning + Design**

**Schedule Pages: 1 - 19**

1. **Meeting to Order**

2. **Approval of the Agenda**

3. **Confirmation of Minutes**

- a) **That** the minutes of the Planning Committee Meeting Number 09-2024, held Thursday, April 18, 2024, be approved.

4. **Disclosure of Pecuniary Interest**

5. **Delegations**

6. **Briefings**

7. **Business**

- a) **Subject: Rental Housing Community Improvement Plan**

**File Number: D09-001-2024**

**Application Type: Community Improvement Project Area and  
Community Improvement Plan**

The Report of the Commissioner of Growth & Development Services (PC-24-031) is attached.

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Recommendation:

**That** the Planning Committee recommends to Council on May 7, 2024:

**That** the applications to establish a new Rental Housing Community Improvement Project Area and to adopt a new Rental Housing Community Improvement Plan (File Number D09-001-2024) initiated by the City of Kingston be approved; and

**That** a By-Law to Designate the Rental Housing Community Improvement Project Area as a Community Improvement Project Area, attached as Exhibit A to Report Number PC-24-031, be presented to Council for all three readings; and

**That** a By-Law to Adopt the Rental Housing Community Improvement Plan, attached as Exhibit B to Report Number PC-24-031, be presented to Council for all three readings.

**b) Planning Advisory Committee Meeting Notes**

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**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, May 16, 2024 at 6:00 p.m.

**13. Adjournment**

**1. Approved Site Plan Items:**

- D11-014-2023 – 290 Queen Street
- D11-024-2021 – 705 Development Drive
- D11-046-2020 – 870 Centennial Drive
- D11-029-2021 – 2702 2 Highway
- D11-004-2023 – 1752 Bath Road
- D11-046-2020 – 870 Centennial Road
- D11-016-2022 – 1533 McAdoo’s Lane
- D11-005-2023 – 44 Barbara Avenue

**2. Applications Appealed to the Ontario Land Tribunal:**

1. 2 River Street – OLT-22-004597 – OPA/ZBA – 5-week Hearing commenced on February 5, 2024. Hearing concluded. Waiting on written decision.
2. 51 Alwington Avenue – City File Number D13-005-2024 – Minor Variance – Appeal Received. Staff are preparing the appeal record for submission to the Tribunal.

**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>