



**City of Kingston
Planning Committee
Meeting Number 03-2024
Minutes**

**Thursday, January 4, 2024 at 6:00 p.m.
Hosted at City Hall in Council Chamber**

Committee Members Present

Councillor Cinanni, Chair
Councillor Glenn
Councillor Oosterhof
Councillor Osanic

Regrets

Councillor Chaves
Councillor McLaren

Staff Members Present

James Bar, Manager, Development Approvals
Ian Clendening, Senior Planner
Christine O'Connor, Committee Clerk
Iain Sullivan, Committee Clerk
Niki Van Vugt, Intermediate Planner

Others Present

Members of the public were present.

This is not a verbatim report.

Meeting to Order

The Chair called the meeting to order at 6:02 p.m.

Approval of the Agenda

Moved by Councillor Osanic
Seconded by Councillor Glenn

That the agenda be approved.

Carried

Confirmation of Minutes

Moved by Councillor Osanic
Seconded by Councillor Glenn

That the minutes of Planning Committee Meeting Number 02-2024, held Thursday, December 21, 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: D14-014-2023
Address: 705 Arlington Park Place

District: District 6 – Trillium

Application: Zoning By-Law Amendment

Owner: Tarnowecky Law

Applicant: Fotenn Planning + Design

Ms. Van Vugt conducted a PowerPoint presentation regarding the Application for Zoning By-Law Amendment at 705 Arlington Park Place. A copy of the presentation is available upon request through the City Clerk's Department.

Councillor Oosterhof expressed his excitement for the development of the area and the opportunities for employment that the development would provide.

The Chair provided an opportunity for members of the public to make comments.

There were no comments from members of the public.

Moved by Councillor Glenn

Seconded by Councillor Osanic

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-014-2023) submitted by Fotenn Planning + Design, on behalf of Tarnowecky Law, for the property municipally known as 705 Arlington Park Place, be approved; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-009; 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: D35-012-2021
Address: 1075 Bayridge Drive
District: District 2 – Loyalist-Cataraqui
Application: Draft Plan of Subdivision and Zoning By-Law Amendment
Owner: Tamarack (Cataraqui West) Corporation
Applicant: Fotenn Planning + Design

Mr. Clendening conducted a PowerPoint presentation regarding the Application for Draft Plan of Subdivision and Zoning By-Law Amendment. A copy of the presentation is available upon request through the City Clerk's Department.

Councillor Oosterhof asked if this development is the first case in which the City is intentionally implementing Additional Residential Units (ARU). Mr. Clendening confirmed that this is the first case in which a by-law would be passed to intentionally build the ARU but added that there is zoning in other places in which the provisions have a requirement for ARU ready space.

Councillor Oosterhof asked if some of the infrastructure was placed accordingly and whether the engineering is in place for an additional unit. He pointed specifically to incoming water, outgoing wastewater and gas services as examples. Mr. Clendening explained that the lay out was designed so that servicing to the subdivision as well as the individual units would ensure that creating an additional residential unit in a backyard would not be cost prohibitive due to underground infrastructure.

Councillor Oosterhof asked for confirmation that the application has changed to allow for additional row housing and less town houses than originally proposed. Mr. Clendening stated that the number of row dwellings had been significantly reduced from 94% to 66% to provide space for more single-family homes.

Councillor Oosterhof asked if transit was available close to this subdivision and if there would be adequate parking space. Mr. Clendening noted that local routes 19 and 15 service the area, as well as an Express Transit route on Princess Street nearby. He added that bicycle lanes and a multi-use trail will also be provided to facilitate active transportation. Mr. Bar added that a significant amount of bike infrastructure is being implemented in this area. He stated that bus services run along Cataraqui Woods Drive,

Holden Street and Princess Street and that the City is looking to establish another bus stop in front of the subdivision on Cataraqui Woods Drive.

Councillor Oosterhof reiterated concerns regarding parking overwhelming the street especially in the winter. He asked if an ARU would allow for one parking spot. Mr. Bar stated that with three units on a property, the zoning by-law requires two parking spaces. He explained that one parking space would be allocated for the primary unit, one for the secondary unit, and an additional requirement for bike parking. He added that staff are considering additional amendments for the future use of front yard areas for additional parking, recognizing that a balance is required to maintain the street planting program and beautification.

Youko Leclerc, Agent for the Applicant, added that many of the comments initially received for this proposal were concerns centered around parking. He explained that the single detached dwellings were introduced to separate on-street parking and noted that the majority of the 73 single-detached dwellings are wide enough with two car garages attached to accommodate up to four parking spaces.

Councillor Oosterhof asked if there were any comments on the request for particular fencing on the west perimeter. Mr. Clendening confirmed that there is a fence along the property line separating the two uses to prevent trespassing. He added that in his correspondence with neighbouring property owners the main concern is noise from the surrounding businesses. He stated that the NPC-300 calculation for noise did not include traffic sounds. He added that in the subdivision immediately to the west, there have been no complaints about noise due to traffic. He stated that through a detailed noise study issues could be identified.

Councillor Osanic asked what the phases of development would look like. She inquired if the only two arterial roads for this subdivision are Cataraqui Woods Drive and Bayridge Drive. Mr. Leclerc confirmed that development would include two phases with the first coming south from Cataraqui Woods Drive and extending to the park and storm pond and the second phase including the balance of the land. He noted that further details would be determined after servicing design of the site is completed. He confirmed that these two roads were the only roads providing access into the proposed subdivision.

Councillor Osanic asked if 261 trees would be cut down, and if 261 would be replanted. She inquired if the natural trees could be preserved on the park block 230. Mr. Leclerc stated that 260 trees would be removed because the property requires regrading for sanitary services. He added that 126 new trees would be the minimum requirement for

replanting. Mr. Clendening stated that according to the arborist, only 40 percent of the trees are in good condition while 20 percent are in poor condition. Mr. Bar stated that they would make note of the Councillor's request and examine whether trees can be saved within the park block.

Councillor Osanic inquired into why sites 158 to 164 are subject to Ontario Regulation 148-06. Mr. Leclerc stated that the water channel that runs behind the lots is a regulated water body under the Cataraqui Region Conservation Authority (CRCA) meaning that any lots backing onto the channel would require a permit from the CRCA to build a house or any additional structures in their backyard.

Councillor Glenn asked about the potential uses for the multi-use trail and whether there would be any trees planted along the pathway for coverage from the elements. Mr. Bar stated that the multi-use trail is a part of an extensive cycling network project. He added that it could be used for walking, cycling and rollerblading. He stated that he could confirm with Transportation Services regarding the consideration for tree planting along the path.

The Chair provided an opportunity for members of the public to make comments.

Paul Martin stated that his business abuts this development. He stated full support for the development adding that they have had residents call to complain about the noise from the site of the business. He noted that it is mainly renters in the lots next to the business, and they do not complain much. He reiterated that there is noise associated with the business such as the opening and closing of doors and large vehicles. He stated he wanted to provide transparency regarding this issue and added that he wanted to make sure the proper studies have been done.

Mr. Leclerc thanked Mr. Martin and noted that an acoustical study was undertaken adding that another study will be needed at the detailed subdivision design stage. He stated that the second acoustical study will take into account the proposed grades of the subdivision and will update the acoustic mitigation that is proposed.

Moved by Councillor Osanic

Seconded by Councillor Oosterhof

Recommendation:

That the Planning Committee recommends to Council:

That the applications for draft plan of subdivision and zoning by-law amendments (File Number D35-012-2021) submitted by Fotenn Planning + Design, on behalf of

Tamarack (Cataraqui West) Corporation, for the property municipally known as 1075 Bayridge Drive, be approved; and

That the draft plan of subdivision be subject to the conditions as per Exhibit B (Draft Plan of Subdivision Conditions) to Report Number PC-24-011; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A and B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-011; 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 18, 2024 at 6:00 p.m.

Adjournment

Moved by Councillor Glenn
Seconded by Councillor Osanic

That the meeting of the Planning Committee adjourn at 6:54 p.m.

Carried