



**City of Kingston
Planning Committee
Meeting Number 06-2024
Minutes**

**Thursday, March 7, 2024 at 6:00 p.m.
Hosted at City Hall in Council Chamber**

Committee Members Present

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

Regrets

Councillor Glenn

Staff Members Present

James Bar, Manager, Development Approvals
Chris Booth, Senior Planner
Ian Clendening, Senior Planner
Christine O'Connor, Committee Clerk
Tim Park, Director of Planning Services
Iain Sullivan, Committee Clerk

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 6:03 p.m.

Approval of the Agenda

Moved by Councillor Osanic
Seconded by Councillor Chaves

That the agenda be approved.

Carried

Confirmation of Minutes

Moved by Councillor Chaves
Seconded by Councillor Oosterhof

That the minutes of Planning Committee Meeting Number 05-2024, held Thursday, February 15, 2024, 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: D35-002-2022
Address: 1248 – 1320 McAdoo’s Lane
District: Countryside

Application Type: Official Plan & Zoning By-Law Amendment

Owner: 1361376 Ontario Inc.

Applicant: MHBC Planning

Mr. Clendening conducted a PowerPoint presentation regarding the Application for the Official Plan & Zoning By-Law Amendment at 1248-1320 McAdoo's Lane. A copy of the presentation is available upon request through the City Clerk's Department.

Councillor Osanic asked for a description of the berm that is planned for the site and asked whether there would be trees planted on the berm for noise cancellation purposes. She further asked if there are trees anywhere else on the site. Mr. Clendening confirmed that a berm would be there for the purpose of controlling dust and for noise attenuation. He added that the berm would be re-vegetated and deferred to the applicant to detail the type of vegetation planned. Amarjit Sandhu, MHBC Planning, confirmed that there are no specific measures for tree screening but added that the vegetated conditions would keep the area stable and avoid soil erosion. He stated that there is minimal tree coverage on the site due to the decades of industrial use.

Councillor Oosterhof expressed surprise regarding this file and disappointment that he was not included further in the conversation leading up to the meeting. He asked when the public meeting for this file occurred. He asked what environmental impacts were considered due to the quarry's proximity to the Mulrooney Quarry to the west. Mr. Clendening explained that joint utilization of truck routes and other machinery from both quarries would lower environmental impacts and noise.

Councillor Oosterhof stated that he had hoped there would be restoration to McAdoo's Lane from the decades of use for industrial purposes. He asked what investments would be made for safety at the intersection of McAdoo's Lane and Battersea Road and what the responsibility of the City is to ensure safety at that intersection. He stated that he could not support the recommendation at this time. Mr. Clendening confirmed that aggregate operations contribute funds to the province which then affords the municipalities certain fees that could be allocated to restoration. He noted that these fees can be used for transportation improvements. He explained that the traffic impact study for this application identified an approximation of 10 tri-axle trucks travelling along the road per hour, adding that this is determined to have a nominal impact on the transportation network and was found acceptable by City staff.

Councillor Chaves asked if there would be any issues with contamination on the land or with water supply. He further asked what recourse there would be if any issues were to arise. Mr. Clendening stated that there is no indication that there would be any issues

with contamination, noting that the applicant is working with the Ministry of the Environment, Conservation and Parks to ensure contaminated soils are removed. He added that peer reviewed studies have identified there are no anticipated concerns with the water supply. Mr. Clendening explained that a complaints response program affords residents in the area the opportunity to identify issues with their wells, that monitoring would occur, and that the aggregate operation would be required to rectify any adverse situation.

Moved by Councillor Oosterhof

Seconded by Councillor Osanic

That Section 14.7 of the Council Procedural By-Law be waived to allow each Councillor an additional 5 minutes to speak.

Carried

Councillor Oosterhof asked what the lifespan of this quarry would be and how many acres the quarry would span. Mr. Clendening stated that it is a 43.5 hectare site. Councillor Oosterhof expressed concern for the site remaining a lake once aggregate operations are completed. He asked what decision factor determines whether the quarry remains a lake. Mr. Sandhu explained that the lake is the resultant landform once the quarry is depleted. He added that there is an indication that the southernmost portion of the site along McAdoo's Lane would be backfilled so that the area can be repurposed.

Councillor Oosterhof expressed concern for future uses of the land. He asked for the rationale for accepting this application. Mr. Clendening explained that the phasing of the quarry operation allows for the established businesses on McAdoo's Lane to continue. He noted that the City would not permit any operations that are not in accordance with the Ministry of Natural Resources and Forestry's expectations for the license. Mr. Bar added that the site is large enough to host more than one use, especially given the phasing previously described by Mr. Clendening. Mr. Sandhu highlighted that the applicant for the quarry already uses the site for motoring and trucking. He noted that the use of the site for two operations, rather than continuing use for trucking and using land elsewhere for a quarry, exemplifies good land-use planning.

Councillor Oosterhof expressed concern for the policing of the quarry, as he noted that with other quarries in the area inspections have been questionable. He expressed dissatisfaction with the transportation study and reiterated that he would not be supporting the recommendation. Mr. Bar stated that additional conversations could be had between staff and Councillor Oosterhof between the end of the Committee meeting

and the upcoming City Council meeting. He noted that the existing quarry is surrounded by residents while the quarry in this application has much more space surrounding it.

Councillor Osanic asked when the public meeting was held for this file. Mr. Bar confirmed that the public meeting was held in July 2022.

Councillor Oosterhof stated that he recognizes that the operators on this file are excellent business owners but added that quarries themselves are a difficult operation. He asked if the safety of the McAdoo's Lane and Battersea Road intersection could still be reviewed. Mr. Bar stated that he would follow up on comments regarding transportation matters. He added that review of the transportation network is not a static exercise.

Moved by Councillor Chaves
Seconded by Councillor Osanic

That the Planning Committee recommends to Council:

That the applications for Official Plan and zoning by-law amendments (File Number D35-002-2022) submitted by MHBC Planning, on behalf of 1361376 Ontario Inc, for the property municipally known as 1248 - 1320 McAdoo's Lane, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, amendment number 92, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-016; 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-24-016; 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: D14-003-2023

Address: 2777 Princess Street

District: Trillium

Application Type: Zoning By-Law Amendment

Owner: 1745115 Ontario Inc.

Applicant: RFA Planning Consultant Inc.

Mr. Booth conducted a PowerPoint presentation regarding the Application for the Zoning By-Law Amendment at 2777 Princess Street. A copy of the presentation is available upon request through the City Clerk's Department.

Councillor Chaves asked if the building would have a green roof. He asked if the shrubs that are planned for the site will be pollinator and wildlife friendly. Mr. Booth stated that the applicant is considering environmental options for the roof space. He confirmed that the applicant has stated intent to ensure trees or shrubs that are planted will be pollinator friendly.

Councillor Chaves asked if the monument to the east of the building would be secured with a form of protective barrier to prevent damage. Mr. Booth stated that the applicant will follow all provincial legislation and fully fence the construction site. He added that a construction management plan will be done by the City to ensure all public surrounding areas are protected, including the monument.

Councillor Osanic expressed gratitude to staff and the applicant for re-examining access to and from the site and moving the entrance to Princess Street. She noted concern for the replanting of the trees on the site under a powerline and asked why that location would be an option. Mr. Booth noted that the City does have the ability to ensure trees are replanted in a location that makes sense and added that they could also accept cash in lieu of replanting the trees and explore opportunities to plant the trees in a more viable location. Shawn Legere, Agent for the Applicant, confirmed that the power lines would be moved forward towards the travel lanes and a species of trees that would mature to a height lower than the power lines would be selected for replanting to mitigate this concern.

Councillor Oosterhof expressed excitement for this development and noted that it is a large building for such a small lot.

The Chair afforded members of the public an opportunity to comment.

Michael Delouche, 973 Nottinghill Avenue, recognized the many changes that have been made to the application since the first Public Meeting. He noted the need for affordable housing but expressed concern for the size of this lot. He added that the

application lists seven parking spaces but highlighted that the current business operation has over 20 parking spaces and there are still clients that park on Woodbine Road when the parking lot is over capacity. He expressed concern for the one metre setback on the south side of the property at Woodbine Road. He asked if there is precedent for a building six storeys high with a one meter setback to a residential neighbourhood. He expressed concern for the noise study not accounting for the acoustics of the building.

Stephanie Holmes, 958 Dawson Court, concurred with statements made by Mr. Delouche. She expressed major concern for such a small lot. She stated that there is not enough parking for the number of units in the building. She noted her concern for the environment, as past approved applications in the area had promised landscaping but did not fulfill that promise. She stated her disapproval of the proposal.

Ron Wettlaufer, 847 Woodbine Road, expressed concern for the minimal space that could be used for landscaping. He noted his second area of concern was the limited parking space available. He reiterated that the martial arts business operating next to the site requires approximately 30 parking spaces, which has resulted in Woodbine Road and Nottingham Avenue being used for parking. He listed his third area of concern as the construction of the building. He added that there is not enough space on the site for construction activity.

In response to public comments, Mr. Booth stated that despite the small size of the site, the development industry is improving on building in denser areas. He added that while the applicant is seeking to increase the lot coverage, they are also increasing the landscaped area. He noted the reduced parking spaces and added that the City is moving towards encouraging active transportation.

Mr. Booth stated that while there is only a one metre setback on the residential side of the property, both the bicycle area and the road provide additional space between the building and residential properties. He explained that the applicant has kept certain parts of the first floor open for noise purposes. He added that the construction management list will be pursued due to all of the concerns listed by members of the public regarding the construction of the building.

Moved by Councillor Osanic

Seconded by Councillor Chaves

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-003-2023) submitted by RFA Planning Consultant Inc., on behalf of 1745115 Ontario Inc., for the property municipally known as 2777 Princess 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 Schedule A to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-025; 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, March 21, 2024 at 6:00 p.m.

Adjournment

Moved by Councillor Osanic

Seconded by Councillor Chaves

That the meeting of the Planning Committee adjourn at 7:24 p.m.

Carried