



**City of Kingston
Planning Committee
Meeting Number 07-2024
Agenda**

**Thursday, March 21, 2024 at 6:00 p.m.
Hosted at City Hall in Council Chamber**

Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or cloconnor@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-24-022) is attached.

Schedule Pages 1 – 33

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

Exhibit A

File Number: D01-001-2024

Address: 40 Hyperion Court

Owner: 1382739 Ontario Limited

Applicant: The Boulevard Group

Schedule Pages: 5 - 20

Exhibit B

File Number: D01-003-2024

Address: 1287 - 1301 Gardiners Road

Owner: 1112019 Ontario Limited & 976653 Ontario Incorporated

Applicant: The Boulevard Group

Schedule Pages: 21 – 33

1. **Meeting to Order**

2. **Approval of the Agenda**

3. **Confirmation of Minutes**

- a) **That** the minutes of Planning Committee Meeting Number 06-2024, held Thursday, March 7, 2024, be approved.

4. **Disclosure of Pecuniary Interest**

5. **Delegations**

6. **Briefings**

7. **Business**

- a) **Subject: Recommendation Report**

File Number: D14-013-2023

Address: 2103 McKendry Road

District: Countryside

Application Type: Zoning By-Law Amendment

Owner: Peter Skebo

Applicant: The Boulevard Group

The Report of the Commissioner of Growth & Development Services (PC-24-003) is attached.

Schedule Pages 34 – 76

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-013-2023) submitted by The Boulevard Group, on behalf of the owner Peter Skebo, for the property municipally known as 2103 McKendry Road, 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-24-003; 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: D14-001-2024

Address: 780 Gardiners Road

District: Trillium

Application Type: Zoning By-Law Amendment

Owner: 2832719 Ontario Inc.

Applicant: The Boulevard Group

The Report of the Commissioner of Growth & Development Services (PC-24-021) is attached.

Schedule Pages 77 – 116

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-001-2024) submitted by The Boulevard Group, on behalf of 2832719 Ontario Inc, for the property municipally known as 780 Gardiners Road, 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-24-021; 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, April 4, 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.

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>