



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

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

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**Committee Members Present**

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

**Regrets**

There were none.

**Staff Members Present**

James Bar, Manager, Development Approvals  
Christine O'Connor, Committee Clerk  
Tim Park, Director, Planning Services  
Jacob Slevin, Planner  
Iain Sullivan, Committee Clerk  
Niki Van Vugt, Intermediate Planner

**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 proposals at 40 Hyperion Court and 1287 – 1301 Gardiners Road to order at 6:04 p.m.

**a) File Number: D01-001-2024**

**Address: 40 Hyperion Court**

**Owner: 1382739 Ontario Limited**

**Applicant: The Boulevard Group**

Jason Sands, Agent for the Applicant, conducted a presentation regarding the development proposal at 40 Hyperion Court. A copy of the presentation is available upon request through the City Clerk's Department.

There were no questions from members of the public.

There were no questions from the Committee.

**b) File Number: D01-003-2024**

**Address: 1287 – 1301 Gardiners Road**

**Owner: 1112019 Ontario Limited & 976653 Ontario Incorporated**

**Applicant: The Boulevard Group**

Jason Sands, Agent for the Applicant, conducted a presentation regarding the development proposal at 1287 – 1301 Gardiners Road. A copy of the presentation is available upon request through the City Clerk's Department.

There were no questions from members of the public.

There were no questions from the Committee.

The Chair adjourned the Community Meeting at 6:28 p.m.

**Meeting to Order**

The Chair called the meeting to order at 6:28 p.m.

**Approval of the Agenda**

Moved by Councillor Glenn

Seconded by Councillor Chaves

**That** the agenda be approved.

**Carried**

**Confirmation of Minutes**

Moved by Councillor Glenn

Seconded by Councillor Osanic

**That** the minutes of Planning Committee Meeting Number 06-2024, held Thursday, March 7, 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: D14-013-2023**  
**Address: 2103 McKendry Road**  
**District: Countryside**  
**Application Type: Zoning By-Law Amendment**  
**Owner: Peter Skebo**  
**Applicant: The Boulevard Group**

Mr. Slevin conducted a PowerPoint presentation regarding the Application for Zoning By-Law Amendment at 2103 McKendry Road. A copy of the presentation is available upon request through the City Clerk's Department.

There were no questions from the Committee.

There were no members of the public present.

Moved by Councillor Oosterhof  
Seconded by Councillor Osanic

**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.

**Carried**

- 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**

Mr. Slevin conducted a PowerPoint presentation regarding the Application for Zoning By-Law Amendment at 780 Gardiners Road. A copy of the presentation is available upon request through the City Clerk's Department.

There were no questions from the Committee.

There were no members of the public present.

Moved by Councillor Chaves  
Seconded by Councillor Glenn

**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.

**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, April 4, 2024 at 6:00 p.m.

**Adjournment**

Moved by Councillor Glenn

Seconded by Councillor Oosterhof

**That** the meeting of the Planning Committee adjourn at 6:44 p.m.

**Carried**