



**City of Kingston  
Planning Committee  
Meeting Number 08-2024  
Agenda**

**Thursday, April 4, 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](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 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-24-028) is attached.

Schedule Pages 1 -19

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

#### **Exhibit A**

**File Number: D01-004-2024**

**Address: 61 Hyperion Court**

**Owner: Caraco Group of Companies**

**Applicant: Fotenn Consultants Inc.**

**Schedule Pages: 1 - 19**

1. **Meeting to Order**

2. **Approval of the Agenda**

3. **Confirmation of Minutes**

- a) **That** the minutes of Planning Committee Meeting Number 07-2024, held on Thursday, March 21, 2024, be approved.

4. **Disclosure of Pecuniary Interest**

5. **Delegations**

6. **Briefings**

7. **Business**

- a) **Subject: Recommendation Report**

**File Number: D14-007-2023**

**Address: 47 – 67 Village Drive**

**District: District 11 – King’s Town**

**Application Type: Zoning By-Law Amendment**

**Owner: Skyline Real Estate Holdings**

**Applicant: SkyDevco Inc. and Fotenn Consultants Inc.**

The Report of the Commissioner of Growth & Development Services (PC-24-019) is attached.

Schedule Pages 20 – 115

Recommendation:

**That** the Planning Committee recommends to Council:

**That** the application for a zoning by-law amendment (File Number D14-007-2023) submitted by SkyDevco Inc. and Fotenn Consultants Inc., on behalf of Skyline Real Estate Holdings, for the property municipally known as 47-67 Village Drive, 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-24-019; 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: D35-001-2024**

**Address: 2360 Princess Street**

**District: District 2 – Loyalist – Cataraqui**

**Application Type: Official Plan & Zoning By-Law Amendment**

**Owner: La Salle Motel Co. (Kingston)**

**Applicant: Fotenn Consultants Inc.**

The Report of the Commissioner of Growth & Development Services (PC-24-026) is attached.

Schedule Pages 116 – 180

Recommendation:

**That** the Planning Committee recommends to Council:

**That** the applications for Official Plan and zoning by-law amendments (File Number D35-001-2024) submitted by Fotenn Consultants Inc., on behalf of La Salle Motel Co. (Kingston), for the property municipally known as 2360 Princess Street, be approved; and

**That** the City of Kingston Official Plan, as amended, be further amended, amendment number 93, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-026; 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-24-026; 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

c) **Subject: Recommendation Report**

**File Number: D35-014-2021**

**Address: 4085, 4091 and 4097 Bath Road**

**District: District 3 – Collins – Bayridge**

**Application Type: Official Plan & Zoning By-Law Amendment**

**Owner: Frances H. Day, Clark Day, and Robert R. Kennedy**

**Applicant: Armitage Homes Ltd. and Arcadis**

The Report of the Commissioner of Growth & Development Services (PC-24-001) is attached.

Schedule Pages 181 – 424

Recommendation:

**That** the Planning Committee recommends to Council:

**That** the applications for Official Plan and zoning by-law amendments (File Number D35-014-2021) submitted by Armitage Homes Ltd. and Arcadis, on behalf of Frances H. Day, Clark Day, and Robert R. Kennedy, for the property municipally known as 4085, 4091 and 4097 Bath Road, be approved; and

**That** the City of Kingston Official Plan, as amended, be further amended, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-001; 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-24-001; 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.

**d) Subject: Recommendation Report**

**File Number: D14-007-2021 and D12-003-2021**

**Address: 1291 Midland Avenue**

**District: District 2 – Loyalist – Cataraqui**

**Application Type: Zoning By-Law Amendment and Draft Plan  
Subdivision**

**Owner: West Empire Developments Ltd.**

**Applicant: Arcadis Professional Services (Canada) Inc.**

The Report of the Commissioner of Growth & Development Services (PC-24-020) is attached.

Schedule Pages 425 – 587

Recommendation:

**That** the Planning Committee recommends to Council:

**That** the applications for zoning by-law amendments and draft plan of subdivision (File Number D14-007-2021 and D12-003-2021) submitted by Arcadis Professional Services (Canada) Inc., on behalf of West Empire Developments Ltd., for the property municipally known as 1291 Midland Avenue, 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-24-020; 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-24-020; and

**That** Council authorize the Manager, Development Engineering to approve any off-site works agreement related to the development of the property municipally known as 1291 Midland Avenue; and

**That** the Mayor and Clerk be authorized to execute any off-site works agreement approved by the Manager, Development Engineering related to the development of the property municipally known as 1291 Midland Avenue in a form satisfactory to the Director of Legal Services and City Solicitor; 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**

- a) Correspondence received regarding 4085, 4091 and 4097 Bath Road (File Number D35-014-2021) dated March 26, 2024.

Schedule Pages 588 - 592

- b) Correspondence received regarding 4085, 4091 and 4097 Bath Road (File Number D35-014-2021) dated March 27, 2024.

Schedule Pages 593 - 594

**12. Date of Next Meeting**

The next meeting of the Planning Committee is scheduled for Thursday, April 18, 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>