



**City of Kingston
Planning Committee
Meeting Number 11-2024
Agenda**

**Thursday, May 16, 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 meeting being held is a public meeting 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.

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.

1. Meeting to Order

2. Approval of the Agenda

3. Confirmation of Minutes

- a) **That** the minutes of the Planning Committee Meeting Number 10-2024, held Thursday, May 2, 2024, be approved.

4. Disclosure of Pecuniary Interest

5. Delegations

6. Briefings

7. Business

- a) **Subject: Recommendation Report**

File Number: D14-002-2024

Address: 101, 87, 71, and 69 Union Street; 28 Division Street; 284 Earl Street, 174 and 176 University Avenue; 135, 137, and 139 Alfred Street

District: 10 -Sydenham

Application Type: Zoning By-Law Amendment

Owner: Queen's University

Applicant: Fotenn Consultants Inc.

The Report of the Commissioner of Growth & Development Services (PC-24-029) is attached.

Schedule Pages 1 – 52

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-002-2024) submitted by Fotenn Consultants Inc., on behalf of Queen's University, for the property municipally known as 101, 87, 71, and 69 Union Street; 28 Division Street; 284 Earl Street, 174 and 176 University Avenue; 135, 137, and 139 Alfred 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-24-029;
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: Supplemental Report

File Number: D35-004-2022

Address: 2312 Princess Street

District: District 2 – Loyalist-Cataraqui

Application Type: Official Plan & Zoning By-Law Amendment

Owner: 2312 Princess Street Inc.

Applicant: Patry Inc.

The Report of the Commissioner of Growth & Developmental Services (PC-24-033) is attached.

Schedule Pages 53 – 59

Recommendation:

That the Planning Committee recommend to Council:

That the following recommendation in Report Number PC-24-010, Official Plan & Zoning By-Law Amendment – 2312 Princess Street, be referred back to Planning Committee for consideration at a Planning Committee meeting not later than the end of Q3 2024:

That the applications for Official Plan and zoning by-law amendments (File Number D35-004-2022) submitted by Patry Inc., on behalf of 976653 Ontario Inc., for the property municipally known as 2312 Princess Street, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, Amendment Number 88, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-010; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit B (Draft By-Law and Schedule A and

B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-010; 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; and

That staff be directed to provide a supplementary report at a Planning Committee meeting not later than the end of Q3 2024, providing details the revised proposal.

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, May 30, 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.
2. 51 Alwington Avenue – OLT-24-000416 – Minor Variance – Appeal record submitted to the Tribunal. Awaiting hearing date.

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>