



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

**Thursday, May 16, 2024 at 6:00 p.m.
Hosted at City Hall in Council Chamber**

Committee Members Present

Councillor Cinanni, Chair
Councillor Chaves
Councillor Glenn (left the meeting at 6:21 p.m.)
Councillor M^cLaren
Councillor Osanic

Regrets

Councillor Oosterhof

Staff Members Present

Christine O'Connor, Committee Clerk
Jacob Slevin, Planner, Planning Services
Iain Sullivan, Committee Clerk
Tim Park, Director, Planning Services

Others Present

There were members of the public 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 a public meeting and reviewed the order of proceedings to clarify the speaking order for each public meeting.

Meeting to Order

The Chair called the meeting to order at 6:02 p.m.

Approval of the Agenda

Moved by Councillor Glenn
Seconded by Councillor Osanic

That the agenda be amended to include the addendum, and as amended, be approved.

Carried

Confirmation of Minutes

Moved by Councillor Osanic
Seconded by Councillor Glenn

That the minutes of the Planning Committee Meeting Number 10-2024, held on Thursday, May 2, 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: D14-002-2024

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: District 10 – Sydenham

Application Type: Zoning By-Law Amendment

Owner: Queen’s University

Applicant: Fotenn Consultants Inc.

Mr. Slevin conducted a PowerPoint presentation regarding the Zoning By-Law Amendment at 87 Union Street. A copy of this presentation is available upon request through the City Clerk’s Department.

Councillor M^cLaren asked for an explanation regarding what a creativity centre commercial use means. Mr. Slevin stated that a creativity centre means the use of any building or lot as the workplace of a photographer, artist, crafts person, or any other similar creative field that includes galleries with a display of art for viewing or any accessory facilities for such a creative field.

The Chair provided an opportunity for members of the public to ask questions.

Frank Dixon, 484 Alfred Street, asked if there is a potential for use of one of the properties as a pharmacy for the students. He asked for clarification on whether By-Law Number 8499 had been revised since 1984. He asked if the exterior plaza of the buildings described could be used for temporary retail, festivals, and fundraisers.

In response to public comments, Mr. Slevin confirmed that permissions for a pharmacy are included within the expanded commercial uses under the permitted use of a wellness clinic. He noted that By-Law Number 8499 dates back to 1975, but added that most of the city is subject to the newer city-wide Kingston Zoning By-Law from 2022, with some exceptions. He stated that the use of outdoor spaces has not been specifically contemplated as part of the proposed zoning by-law but added that nothing within the zoning by-law amendment would prohibit the types of outdoor gatherings that Mr. Dixon had listed.

Councillor Glenn asked if additional uses would permit the municipality to occupy a spot in one of the buildings on Queen’s University campus. Mr. Slevin confirmed that this would be permitted.

Moved by Councillor Glenn

Seconded by Councillor M^cLaren

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.

Carried

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.

Mr. Park provided an overview of the report.

Councillor Glenn withdrew from the meeting at 6:21 p.m. and did not return.

There were no questions from the Committee.

Frank Dixon, 484 Alfred Street, asked about the nature of the continued negotiations between staff and the applicant, and asked if the deferral would be enough time to address the ongoing issues.

In response to public comments, Mr. Park noted that setback from the property line and the height of the building are the main topics of discussion between staff and the applicant. He added that the goal is to bring forward a development that is compatible with the surrounding properties. He noted that he is confident that this deferral would allow enough time to address the issues.

Moved by Councillor Chaves

Seconded by Councillor M^cLaren

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.

Carried

c) Subject: Recommendation Report

File Number: D35-004-2022

Address: 2312 Princess Street

District: District 2 – Loyalist-Cataraqui

Application Type: Official Plan & Zoning By-Law Amendment

Owner: 976653 Ontario Inc.

Applicant: Patry Inc.

This item of business was deferred as a result of the approval of Business Item b)

That the Planning Committee recommends to Council:

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

Deferred

Motions

There were no motions.

Notices of Motion

There were no notices of motion.

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, May 30, 2024 at 6:00 p.m.

Adjournment

Moved by Councillor Chaves
Seconded by Councillor Osanic

That the meeting of the Planning Committee adjourn at 6:26 p.m.

Carried