



**City of Kingston
Planning Committee
Minutes**

18-2024
October 10, 2024
6:00 p.m.
Council Chamber

Members Present: Councillor Cinanni; Chair
Councillor Chaves
Councillor Glenn
Councillor McLaren
Councillor Oosterhof
Councillor Osanic

Staff Present: James Bar, Manager, Development Approvals
Ian Clendening, Senior Planner
Christine O'Connor, Committee Clerk
Tim Park, Director, Planning Services
Iain Sullivan, Committee Clerk

1. 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 the public meeting and reviewed the order of proceedings to clarify the speaking order for each public meeting.

2. Call to Order

The Chair called the meeting to order at 6:01 p.m.

3. Approval of the Agenda

Moved by: Councillor Oosterhof
Seconded by: Councillor Osanic

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

Carried

4. Confirmation of Minutes

Moved by: Councillor Chaves
Seconded by: Councillor Glenn

That the minutes of Planning Committee Meeting Number 17-2024, held Thursday, September 19, 2024, be approved.

Carried

5. Disclosure of Pecuniary Interest

There were none.

6. Delegations

There were none.

7. Briefings

There were none.

8. Business

1. Recommendation Report - 234-242 University Avenue

Note: This business item was withdrawn upon approval of the agenda with the addendum.

1. Withdrawal of Business Item 1.

2. Recommendation Report - 1519 Shira Drive

Mr. Clendening conducted a PowerPoint presentation regarding the Official Plan, Zoning By-Law Amendment, and Amending Subdivision Agreement for 1519 Shira Drive. A copy of this presentation is available upon request through the City Clerk's Department.

Councillor Chaves asked for clarification regarding the extra items noted in the report such as parks and greenspace and whether these items would apply to both site one and site two or to site two only. He inquired about whether the owner could choose to develop an apartment building rather than a commercial space without the approval of the City. Mr. Clendening explained that only a parcel of the land is being re-designated and rezoned in anticipation of a future plan of subdivision, so only site two would be re-designated as commercial. He confirmed that an apartment building would be permitted with the language of the zoning.

Councillor Osanic inquired about traffic levels on Cataraqui Woods Drive and Bayridge Drive with a commercial entrance placed on site two. Mr. Clendening explained that through the technical review, transportation staff had advised that no entrances should occur from Bayridge Drive.

The Chair provided an opportunity for members of the public to ask questions. There were no comments received from the public.

Councillor Chaves explained that he is not opposed to apartment buildings but that the priority in this location should be for a commercial use. He moved a Motion to Amend the recommendation to delete references in the by-law to single-use apartment buildings. He added that this amendment would help ensure a sustainable, healthy, and attractive neighborhood that meets the needs of its residents.

Councillor Glenn inquired about whether the amendment would permit an apartment building alongside the commercial use for this site. Mr. Clendening confirmed that the wording of the amendment would allow residential development alongside commercial.

Councillor Osanic asked for clarification on the meaning of the amendment. Mr. Bar explained that site one would allow low-rise residential uses and site two would host a mix of commercial and residential uses. He added that the amendment removes the ability to have an apartment building on site two but added that it does not remove the ability to have a mixed-use building that contains commercial and residential uses.

Councillor Oosterhof asked staff if this amendment would allow them to be successful in working with the applicant. Mr. Bar stated that staff do not have a concern with the amendment.

Councillor McLaren inquired about the ability of the developer to build for residential uses only if they are not able to find a commercial business for the space. Mr. Bar explained that should commercial not be viable in this location a development application to have alternative planning approvals considered could be submitted.

The Chair was passed to Councillor Glenn.

Councillor Cinanni asked if the amendment could lead to any unintended consequences. Mr. Bar confirmed that staff do not foresee any unintended consequences arising from the amendment.

The Chair was returned.

Councillor Chaves asked for confirmation that the amendment would only apply to the small commercial area and that the developer could still build residential outside of the commercial area described. Mr. Bar stated that they would not be able to build residentially as-of-right but added that they could submit development applications to have other sites on their lands considered for an apartment building.

Moved by: Councillor Chaves
Seconded by: Councillor Glenn

That the Planning Committee recommends to Council on October 15, 2024:

That the applications for Official Plan and zoning by-law amendments (File Number D35-003-2024 and D12-004-2024) submitted by Fotenn Consultants Inc., on behalf of Tamarack (Cataraqui West 2) Corporation, for the property municipally known as 1519 Shira Drive and the property at the northwest corner of Bayridge Drive and Cataraqui Woods Drive, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, amendment number 98, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-054; 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-24-054; and

That subsections 1.3 a) ii) and 1.3 f) ii) of the By-Law attached as Exhibit B to Report Number PC-24-054 be deleted; 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 Council approve the Amending Subdivision Agreement (File Number D35-003-2024 and D12-004-2024) submitted by Fotenn Consultants Inc., on behalf of Tamarack (Cataraqui West 2) Corporation, for Block 181 of Plan 13M-127 municipally known as 1519 Shira Drive; and

That the amending by-law be presented to Council for all three readings.

Carried as Amended

Moved by: Councillor Chaves
Seconded by: Councillor Glenn

That Exhibit B to Report PC-24-054 be amended to delete subsection 1.3. a) ii. and subsection 1.3 f) ii. in their entirety.

Carried

9. Motions

There were none.

10. Notices of Motion

There were none.

11. Other Business

There was none.

12. Correspondence

There was none.

13. Date of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday, October 24, 2024.

14. Adjournment

Moved by: Councillor Glenn
Seconded by: Councillor Chaves

That the meeting be adjourned at 6:53 p.m.

Carried