



**City of Kingston
Planning Committee
Minutes**

16-2024
September 5, 2024
6:00 p.m.
Council Chamber

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

Regrets Councillor Glenn

Staff Present: James Bar, Manager, Development Approvals
Ian Clendening, Senior Planner
Amy Didrikson, Senior Planner
Christine O'Connor, Committee Clerk
Tim Park, Director, Planning Services
Niki Van Vugt, Intermediate Planner

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

2. Community Meeting items

1. Exhibit A

Holly Crawford, Agent for the Applicant, conducted a PowerPoint presentation regarding the Zoning By-Law amendment for 181-183 Union Street. A copy of this presentation is available upon request through the City Clerk's Department.

Sarah Blacker, 173 Union Street, stated that there is a no stopping zone and a no parking zone on Union Street, with a major bus route and bicycle

lane. She further noted that tenants from 181-183 Union Street park in front of the property, blocking both the bicycle lane and bus stop. She expressed concern for adding more than double the number of bedrooms to the property. She inquired how the owners will enforce the use of parking. She expressed concern for garbage and recycling management. She asked how the owners will address the serious flooding that occurs after heavy rainfall. She stated that there is a large tree on her property that is next to the proposed construction site and inquired about the arborists consideration for the tree.

In response to public comments, Ms. Wartman stated that the improved parking lot should encourage current and future tenants to park in the appropriate lot. She explained that additional signage can be added to address further parking concerns. Ms. Wartman added that the proposed development would improve the flooding situation. Ms. Crawford stated that a stormwater management report had been submitted with the application and is under technical review with the City. She noted that the tree on the neighboring property would be preserved.

Councillor Osanic inquired about garbage disposal for the 16 new units. She asked whether the parking lot can be accessed on Collingwood Street. She asked if 181-183 Union Street could be fenced off to prevent tenants from using the parking lot at 175 Union Street. She encouraged the applicant to retain as many of the 13 existing trees on the property as possible. Ms. Crawford stated that there would be a dedicated waste storage area and that further opportunity for waste storage is being reviewed. She confirmed that the parking lot would be accessible by the laneway on Collingwood Street. She added that the new parking lot would be an improvement from the current one which provides only four spaces. Ms. Wartman clarified that there are 11 units proposed in the application, not 16. She noted that 181-183 Union Street does not have a driveway at the front of the property and therefore delivery services may use the driveway next door at 195 Union Street.

2. Exhibit B

Holly Newitt, Agent for the Applicant, conducted a PowerPoint presentation regarding the Official Plan Amendment and Zoning By-Law Amendment at 1519 Shira Drive. A copy of this presentation is available upon request through the City Clerk's Department.

Sophie Zajaczkivisky, 1616 Tenley Drive, asked if there is a timeframe associated with this project. She further asked if the trees behind her property would be preserved.

In response to public comments, Youko Leclerc, Agent for the Applicant, explained that the residential lot would be along Shira Drive and Holden Street, He added that the commercial block would be positioned separating that block from the houses that currently front onto Tenley

Drive. He noted that the intention for this application is to move the designation over to allow for the residential lots to be built. He stated that the residential lots are already cleared and ready for building. He added that there is no immediate development proposed on the commercial land and in order for that land to be developed in the future the applicant would require a site plan control application that would requires service integrating, tree inventory, and opportunity for public consultation.

Councillor Chaves asked if this was the second proposed reallocation of the block. He asked what is preventing the applicant from making a third request. Mr. Leclerc provided a detailed explanation on the background of the land in this area and the original master plan. He added that the applicant's intention in relocating the block is to bring residential lots online sooner. He noted that additional residences are needed to justify the commercial block that the applicant would also like to build in the area.

Councillor Chaves highlighted the need for a commercial area with a market in this neighborhood. He inquired whether the applicant seriously intends to develop a commercial unit in the area. Mr. Leclerc confirmed that the applicant is committed to exploring a commercial development and they have committed resources to exploring the opportunity. He noted that there are not enough units in the area to meet the threshold for the number of tenants needed to justify the commercial development.

Councillor Chaves asked if Cataraqi West or Woodhaven was included in the number of residents for meeting the threshold. Mr. Leclerc stated that the official plan only applies to Cataraqi West but added that commercial entities would include the entirety of the existing residential communities in the surrounding area.

Councillor Osanic expressed concern for the clear cutting that would occur for a large commercial area. She added that a store where residents can buy milk and bread until their next grocery day would suffice and building homes should be prioritized.

3. Exhibit C

Kelsey Jones, Agent for the Applicant, conducted a PowerPoint presentation regarding the Minor Zoning By-Law Amendment at 73 Sydenham Street. A copy of this presentation is available upon request through the City Clerk's Department.

Hannah Skrzynski, 88 Sydenham Street, expressed support for the proposal because the business has already been operating for years and there has not been congestion in the area as there is designated parking. She added that the physical structure of the Secret Garden Inn fits in well with the neighborhood.

Councillor Oosterhof echoed the comments made by the member of the public and expressed support for the proposal.

3. Call to Order

The Chair called the meeting to order at 7:04 p.m.

4. Approval of the Agenda

Moved by: Councillor Osanic
Seconded by: Councillor Chaves

That the agenda be approved.

Carried

5. Confirmation of Minutes

Moved by: Councillor Chaves
Seconded by: Councillor Osanic

That the minutes of Planning Committee Meeting Number 15-2024, held Thursday, July 18, 2024, be approved.

Carried

6. Disclosure of Pecuniary Interest

There were none.

7. Delegations

There were none.

8. Briefings

There were none.

9. Business

1. Recommendation Report - 1739 Westbrook Road

Mr. Clendening conducted a PowerPoint presentation regarding the Official Plan & Zoning By-Law Amendment for 1739 Westbrook Road. The presentation is available upon request through the City Clerk's Department.

Councillor Oosterhof inquired about whether propane is dangerous to the atmosphere or waterway. He asked what the timeline for development is on this project. Mr. Clendening confirmed that propane is not regulated by the source protection authority. He noted that a report that has been submitted by the applicant indicates that the project would begin in 2024 and added that staff will accommodate that timeline to the best of their abilities.

Recommendation:

That the Planning Committee recommends to Council:

That the applications for Official Plan and zoning by-law amendments (File Number D35-004-2024) submitted by Asterisk Engineering Corp, on behalf of Propane Levac Propane Inc, for the property municipally known as 1739 Westbrook Road, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, amendment number 97, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-047; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit B (Draft By-Law and Schedule A & B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-047; 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.

10. Motions

11. Notices of Motion

12. Other Business

13. Correspondence

- 1. Correspondence received from August 21 - August 26, 2024, regarding 73 Sydenham Street**
- 2. Correspondence received from August 27 - September 5, 2024, regarding 73 Sydenham Street**
- 3. Correspondence received September 4, 2024, regarding 181 - 183 Union Street**

14. Date of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday, September 19, 2024 at 6:00 p.m.

15. Adjournment

Moved by: Councillor Chaves
Seconded by: Councillor Osanic

That the meeting be adjourned at 7:12 p.m.