



City of Kingston
Planning Committee
Agenda

2025-02

Thursday, January 9, 2025

6:00 p.m.

Council Chamber

Committee Composition

Councillor Cinanni; Chair

Councillor Chaves

Councillor Glenn

Councillor Oosterhof

Councillor Osanic

Councillor Stephen

Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or cloconnor@cityofkingston.ca
Watch live on the [City of Kingston website](#) or register to receive the Zoom link.

1. Introduction by the Chair

The meeting being held tonight 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.

2. Call to Order

3. Approval of the Agenda

4. Confirmation of Minutes

That the minutes of Planning Committee Meeting Number 01-2025, held Thursday, December 5, 2024, be approved.

5. Disclosure of Pecuniary Interest

6. Delegations

7. Briefings

8. Business

1. Recommendation Report - 999 Purdy's Mill Road

File Number: D35-002-2020

Address: 999 Purdy's Mill Road

District: District 2 - Loyalist-Cataraqui

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

Owner: Homestead Land Holdings Limited

Applicant: Homestead Land Holdings Limited

The Report of the Commissioner of Growth & Development Services (PC-25-005) is attached.

Recommendation:

That the Planning Committee recommends to Council:

That the applications for zoning by-law amendment and draft plan of subdivision (File Number D35-002-2020) submitted by Homestead Land Holdings Limited, on behalf of Homestead Land Holdings Limited, for the property municipally known as 999 Purdy's Mill Road, be approved; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit A (Draft By-Law and Schedules A, B, and C to Amend Zoning By-Law Number 2022-62) to Report Number PC-25-005; and

That Kingston Zoning By-Law Number 76-26, as amended, be further amended, as per Exhibit B (Draft By-Law to Amend Zoning By-Law Number 76-26) to Report Number PC-25-005; and

That the draft plan of subdivision be subject to the conditions as per Exhibit C (Draft Plan of Subdivision Conditions) to Report Number PC-25-005; 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-laws; and

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

2. Recommendation Report - 73 Sydenham Street

185

File Number: D14-011-2024

Address: 73 Sydenham Street and 145 William Street

District: District 10 - Sydenham

Application Type: Zoning By-Law Amendment

Owner: Jason O'Brien

Applicant: Jason O'Brien and Fotenn Consultants

The Report of the Commissioner of Growth & Development Services (PC-25-002) is attached.

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-011-2024) submitted by Jason O'Brien and Fotenn Consultants, on behalf of Jason O'Brien, for the property municipally known as 73 Sydenham Street and 145 William 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-25-002; 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.

3. Supplemental Report - 234 - 242 University Avenue

265

File Number: D14-010-2024

Address: 234-242 University Avenue

District: District 10 - Sydenham

Application Type: Zoning By-Law Amendment

Owner: 234-242 University Ave. ULC

Applicant: The Boulevard Group

The Report of the Commissioner of Growth & Development Services (PC-25-007) is attached.

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-010-2024) submitted by The Boulevard Group, on behalf of 234-242 University Ave. ULC, for the property municipally known as 234-242 University 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 Schedules A, B and C to Amend Zoning By-Law Number 2022-62) to Report Number PC-25-007; 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

4. Recommendation Report - 234-242 University Avenue

310

Note: This item was deferred at Planning Committee Meeting 18-2024, held on Thursday, October 10, 2024. This item will only be considered if Business Item 3 is defeated.

File Number: D14-010-2024

Address: 234-242 University Avenue

District: District 10 - Sydenham

Application Type: Zoning By-Law Amendment

Owner: 234-242 University Ave. ULC

Applicant: The Boulevard Group

The Report of the Commissioner of Growth & Development Services (PC-24-050) is attached.

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-010-2024) submitted by The Boulevard Group, on behalf of 234-242 University Ave. ULC, for the property municipally known as 234-242 University 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 Schedules A and B to Amend Zoning By-Law Number 202262) to Report Number PC-24-050; 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.

9. Motions

10. Notices of Motion

11. Other Business

12. Correspondence

1. Correspondence received December 20, 2024 regarding 73 Sydenham

382

Street

13. Date of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday, January 23, 2024 at 6:00 p.m.

14. Adjournment