



City of Kingston
Planning Committee
Agenda

2025-07

Thursday, April 3, 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 meetings being held tonight are public meetings 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.

The first portion of tonight's meeting is to present planning applications in a public forum as detailed in the community meeting report. This report does not contain a staff recommendation and therefore no decisions will be made this evening. Each application in the community meeting report will be presented individually and following each presentation by the applicant, the meeting will be opened to the public for comments and questions.

The second portion of 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. Community Meeting items

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a potential development proposal in the early stages of the development process and to seek feedback from the public and members of Planning Committee before a complete application is submitted to the City. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

The Report of the Commissioner of Growth & Development Services (PC-25-015) is attached.

Details of the development proposals to be presented at the Community Meeting are listed below.

Exhibit A

File Number: D14-001-2025

735 Innovation Drive

3. Call to Order

4. Approval of the Agenda

5. Confirmation of Minutes

That the minutes of Planning Committee Meeting Number 2025-06, held Thursday, March 20, 2025, be approved.

6. Disclosure of Pecuniary Interest

7. Delegations

8. Briefings

9. Business

1. Recommendation Report - 279 Wellington Street & 49 Place D'Armes

File Number: D14-018-2024

Address: 279 Wellington Street & 49 Place D'Armes

District: King's Town

Application Type: Zoning By-Law Amendment

Owner: LAPE Holdings Corp.

Applicant: Arcadis Professional Services

The Report of the Commissioner of Growth & Development Services (PC-25-013) is attached.

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-018-2024) submitted by Arcadis Professional Services, on behalf of LAPE Holdings Corp., for the property municipally known as 279 Wellington Street & 49 Place D'Armes, 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-25-013; 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.

2. Recommendation Report - 500 Cataraqui Woods Drive

103

File Number: D14-017-2024

Address: 500 Cataraqui Woods Drive

District: Loyalist-Cataraqui

Application Type: Zoning By-Law Amendment

Owner: City Flats Asset Management

Applicant: Arcadis

The Report of the Commissioner of Growth & Development Services (PC-25-012) is attached.

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-017-2024) submitted by Arcadis, on behalf of City Flats Asset Management, for the property municipally known as 500 Cataraqui Woods Drive, 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-25-012; 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

14. Date of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday, April 17, 2025 at 6:00 p.m.

15. Adjournment