



**City Of Kingston
Planning Committee
Meeting Number 04-2020
Agenda
Thursday February 20, 2020 at 6:30 p.m.
Council Chamber, City Hall**

Please provide regrets to James Thompson, Committee Clerk at 613-546-4291, extension 1268 or jcthompson@cityofkingston.ca

Committee Composition

Councillor Neill; Chair
Councillor Chapelle
Councillor Hill
Councillor Hutchison
Councillor Kiley
Councillor Osanic

Planning Committee Meeting Number 04-2020 Agenda
Thursday February 20, 2020 at 6:30 p.m., City Hall, Council Chamber

Public Meeting Introduction

“NOTICE OF COLLECTION – Personal information collected as a result of this public hearing and on the forms provided at the back of the room is collected under the authority of the *Planning Act* and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Questions regarding this collection should be forwarded to the Director of Planning and Development.

The purpose of public meetings is to present planning applications in a public forum as required by The Planning Act. Following presentations by the applicant, Committee members will be afforded an opportunity to ask questions for clarification or further information. The meeting will then be opened to the public for comments and questions. Interested persons are requested to give their name and address for recording in the minutes. There is also a sign in sheet for interested members of the public at the back of the room.

No decisions are made at public meetings concerning applications, unless otherwise noted. The public meeting is held to gather public opinion.

An exception to this rule is combined reports, which consolidates the Public Meeting & Comprehensive Reports. These applications are deemed by staff as straight forward and routine. This business practice has been in place for a number of years and is received by the applicants as efficient customer service and effective use of committee time. Please note that staff use discretion in determining if an application can be a **Combined Public Meeting/Comprehensive Report** to expedite the approval process.

Public meeting reports are provided to inform the public of all relevant information. Information gathered is then referred back to Planning and Development Staff for the preparation of a comprehensive report and recommendation to Planning Committee. This means that after the meeting tonight, staff will be considering the comments made by the public in their further review of the applications.

When this review is completed, a report will be prepared making a recommendation for action to this Committee. The recommendation is typically to approve (with conditions) or to deny. This Committee then makes a recommendation on the applications to City Council. **City Council has the final say on the applications from the City’s perspective.**

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 Local Planning Appeal 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.

Planning Committee Meeting Number 04-2020 Agenda
Thursday February 20, 2020 at 6:30 p.m., City Hall, Council Chamber

Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Zoning By-Law Amendment

The following is a Public Meeting report to the Planning Committee regarding an application for a zoning by-law amendment submitted by Groundwork Engineering Limited on behalf of Rideau Town Centre Gore Road Inc., with respect to the subject site located at 235 Gore Road. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The subject lands are currently developed with a 3,775 square metre, one-storey commercial shopping centre containing a grocery store and a number of commercial tenants, with associated surface parking and walkways.

The applicant is proposing to rezone a portion of the subject lands to permit a new one-storey, 2,107 square metre commercial development in the southwest corner of the subject lands which will contain five commercial units. Additional surface parking and pedestrian pathways are proposed in association with the commercial development.

The property is designated District Commercial in the Rideau Community Secondary Plan in Schedule RC-1 of the City's Official Plan. Multiple zones of Zoning By-Law Number 32-74 apply to the property, including the Commercial Centre (C-2) zone, the Mixed Village Centre (MVC) zone, and a site-specific Mixed Village Centre zone (MVC-1). The southwest portion of the property, where the commercial development is proposed is zoned partially within a MVC and MVC-1 zone. The MVC and MVC-1 zones do not permit a shopping centre use, and the MVC-1 zone does not permit a retail store.

The application proposes to extend the Commercial Centre (C-2) zone, which currently applies to the existing commercial shopping centre, to permit the proposed commercial development in the southwest corner of the property. A zoning by-law amendment is required to rezone the portions of the property currently within the Mixed Village Centre (MVC) zone and site-specific Mixed Village Centre (MVC-1) zone to the C-2 zone. The proposed commercial development will comply with all requirements of the C-2 zone.

A Site Plan Control application will be required to permit the proposed commercial development but has not yet been received.

File Number: D14-026-2019
Address: 235 Gore Road
Application Type: Zoning By-Law Amendment
Owner: Rideau Town Centre Gore Road Inc.

Planning Committee Meeting Number 04-2020 Agenda
Thursday February 20, 2020 at 6:30 p.m., City Hall, Council Chamber

**Applicant: Groundwork Engineering Limited
(Schedule Pages 1 – 39)**

**Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Zoning By-Law Amendment**

The following is a Public Meeting report to the Planning Committee regarding an application for a zoning by-law amendment submitted by Fotenn Consultants Inc. on behalf of IN8 (The Capitol) Developments Inc., with respect to the subject site located at 223 Princess Street. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The applicant is proposing to demolish the existing building, with the exception of the Princess Street façade. In its place, the applicant is proposing to develop the site with a 12-storey mixed-use building with 147 residential units and 514 square metres of commercial floor area. The Princess Street façade of the former movie theatre is proposed to be conserved and restored.

Vehicular parking for the building would be located on-site, partially within the basement, first and second floors.

The property is designated Central Business District and is located within the Downtown and Harbour Special Policy Area of the Official Plan. The property is located within the geographic area of Zoning By-Law Number 96-259, with a portion of the property adjacent to Princess Street is zoned C1-3 (Heritage Commercial) and the remainder of the property zoned C1 (Central Business System) zone. The property is located within two Heritage Character Areas as per Schedule 9 of the Official Plan, the Lower Princess Street Heritage Character Area and the St. Lawrence Ward Heritage Character Area.

The property is included on the City's Municipal Heritage Register as a result of being protected under Section 27 of the *Ontario Heritage Act* as a property of cultural heritage value or interest.

The property is also the subject of applications for zoning by-law amendment and Site Plan Control (File Numbers D14-122-2015 & D11-106-2015) for a 16-storey mixed-use building with 212 residential units and 750 square metres of commercial space. File Number D14-122-2015 was the subject of a Local Planning Appeal Tribunal (LPAT) appeal, from which a decision was issued in November 2018. Subsequently, in August of 2019, the owner was granted leave of appeal to Divisional Court.

Planning Committee Meeting Number 04-2020 Agenda
Thursday February 20, 2020 at 6:30 p.m., City Hall, Council Chamber

The proposed development is also the subject of an application for Site Plan Control (File Number D11-049-2019), which is being processed concurrently.

The City will be seeking Community Benefits in accordance with Section 37 of the *Planning Act* and Sections 9.5.25 – 9.5.30 of the Official Plan if any increase in height or density is approved by Council. Possible suggestions for Community Benefits can be provided by the public on February 20, 2020, or in writing via the contact details in this report.

A non-statutory open house was held with respect to this application on February 6, 2020 in Memorial Hall of Kingston City Hall.

File Number: D14-027-2019
Address: 223 Princess Street
Application Type: Zoning By-Law Amendment
Owner & Co-Applicant: IN8 (The Capitol) Developments Inc.
Applicant: Fotenn Consultants Inc.
(Schedule Pages 40 – 107)

Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Zoning By-Law Amendment and Official Plan Amendment

The following is a Public Meeting report to the Planning Committee regarding an application for an Official Plan & zoning by-law amendment submitted by BPE Development Inc. and Fotenn Consultants Inc. on behalf of BPE Development Inc., with respect to the subject site located at 2285 Battersea Road, 2311 Battersea Road and Kingston Con 6 PT Lot 33 RP; 13R-15799 Part 1. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

This is the second Public Meeting for the proposed Official Plan and zoning by-law amendment to allow review of the proposed changes to the application. The amended proposal continues to propose the redevelopment of the site with a boutique inn with 27 rooms (7 in one building proposed as a bed and breakfast, and 20 in another), a spa, small scale restaurant, café, craft brewery/cidery/winery, a small gift shop and farm store, an event venue and associated small scale agricultural uses. The largest change for the application is the reconfiguration of the uses on-site. The applicant is also proposing the development in a single phase rather than three separate phases.

This application applies to 3 separately conveyable parcels located at the northwest corner of the Unity Road/Battersea Road intersection. The lands subject to the

Planning Committee Meeting Number 04-2020 Agenda
Thursday February 20, 2020 at 6:30 p.m., City Hall, Council Chamber

proposed development are addressed municipally as 2285 Battersea Road, 2311 Battersea Road and a landlocked parcel north of these parcels. Cumulatively, the total land area is approximately 13.7 hectares with approximately 295 metres of road frontage on Battersea Road and approximately 115 metres of road frontage on Unity Road.

The subject lands are designated 'Rural Lands' in the City of Kingston Official Plan and are located within a General Agricultural 'A2' and Restricted Agricultural 'A1' zone within Zoning By-Law Number 76-26, as amended. The applicant is proposing to re-designate the lands to 'Rural Commercial' within the Official Plan and rezone the lands to a site-specific Special Highway Commercial 'C3-X-H' zone within Zoning By-Law Number 76-26, as amended to facilitate the proposed development through this application.

File Number: D35-003-2019

**Address: 2285 Battersea Road, 2311 Battersea Road and Kingston Con 6 PT
Lot 33 RP; 13R-15799 Part 1**

Application Type: Official Plan & Zoning By-Law Amendment

Owner: BPE Development Inc.

**Applicant: BPE Development Inc. and Fotenn Consultants Inc.
(Schedule Pages 108 – 396)**

Planning Committee Meeting Number 04-2020

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

- a) **That** the minutes of Planning Committee Meeting Number 03-2020, held Thursday January 23, 2020, be confirmed.

Disclosure of Pecuniary Interest

Delegations

Briefings

Planning Committee Meeting Number 04-2020 Agenda
Thursday February 20, 2020 at 6:30 p.m., City Hall, Council Chamber

Business

This portion of the meeting is open to the public. The City has initiated a new process in which members of the public will have the opportunity to speak, for up to five minutes, on comprehensive reports presented before the Planning Committee. Those wishing to provide oral comments at this meeting will be invited to do so. 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 Local Planning Appeal 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.

Motions

Notices of Motion

Other Business

Correspondence

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for March 12, 2020 at 6:30 p.m. at City Hall.

Adjournment

1. Approved Site Plan Items:

2. Applications Appealed To Local Planning Appeal Tribunal:

D14-122-2015 – IN8 (The Capitol) Development Inc. – 223 Princess Street – Decision Issued. Subject to Leave to Appeal to the Divisional Court

D09-005-2013 & D14-248-2013 – Homestead Land Holding Limited – 48A Point St. Mark Drive – Hearing April 15-18 & 23-25, 2019 – awaiting decision

D09-025-2014 & D14-104-2014 & D09 - Cruickshank Construction Ltd. - 2357 Unity Road and 2489-2505 Unity Road

D14-025-2018 – Jay Patry Enterprises Inc. – 501 Frontenac Street

D14-037-2016 –Clark Consulting Services – 1821 Bur Brook Road

D14-028-2017 – City of Kingston – 1030 Sunnyside Road, 303 York Street, 100 Days Road, 1350 Gardiners Road and 53 Yonge Street

3. Links to Land Use Planning Documents:

Planning Act: <https://www.ontario.ca/laws/statute/90p13>

Provincial Policy Statement: <http://www.mah.gov.on.ca/Page1485.aspx>

City of Kingston Official Plan: <http://www.cityofkingston.ca/business/planning-and-development/official-plan>

City of Kingston Zoning By-Laws: <https://www.cityofkingston.ca/business/planning-and-development/zoning>

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

Address	File Number	Application Type	Application Status	Project Description	Assigned Planner	Planner's Email
311 CONACHER DR, KINGSTON	D07-005-2017	Final Plan of Condo	Technical Review Complete	<p>Application for Final Plan of Condominium at 311 Conacher Drive. The proposed common elements include play areas (parkettes), visitor parking, internal road network, stormwater management ponds and pathways shown as Block 260 on the Draft Plan of Condominium. There is also a Hydro easement shown on the Draft Plan of Condominium as Block 259. The proposed development consists of 257 freehold townhouses which will be accessed by privately owned condominium roads connecting to Conacher Drive.</p> <p>Draft Plan of Condominium Approval was granted on May 9, 2017 (City File Number: D35-007-2016), subject to Draft Plan Conditions.</p> <p>A concurrent application for Final Plan of Subdivision has been submitted (D12-006-2017).</p>	Amy Didrikson	adidrikson@cityofkingston.ca
216 ONTARIO ST, KINGSTON K7L 2Z3	D09-002-2017	Official Plan Amendment (OPA)	Received	<p>Section 37 of the Planning Act allows municipalities to authorize increases in height and density of a development, in a by-law passed under Section 34 of the Planning Act, in return for the provision of facilities, services or other matters if the municipality has an Official Plan that contains provisions relating to the authorization of increases in height and density of development. The existing Official Plan contains policies to allow increases in height and/or density of development in exchange for Community Benefits through the provisions of Section 37 of the Planning Act.</p> <p>The City is about to undertake a city-initiated Official Plan Amendment and prepare Community Benefit Guidelines to improve clarity, consistency and transparency for the public, land owners, developers, City Staff and Council Members in the process related to negotiating and securing Community Benefits.</p>		

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

1350 GARDINERS RD, KINGSTON K7P 0E5	D14-028-2017	Zoning ByLaw Amendment (ZBA)	Recommendat ion to Committee	Application for a City initiated Zoning By-Law Amendment for five municipally-owned properties. The purpose of the Zoning By-Law Amendment is to permit trade shows and specific day retail sales as an accessory use at the Invista Centre (1350 Gardiners Road), Centre 70 Arena (100 Days Road), Cataraqui Community Centre (1030 Sunnyside Road), and Kingston Memorial Centre (303 York Street), and to permit trade shows, exhibition events and ancillary sales as an accessory use at Portsmouth Olympic Harbour (53 Yonge Street).	Annemarie Eusebio	aeusebio@cityofkingston.ca
276 KINGSDALE AVE, UNIT 101, KINGSTON K7M8R8	D07-006-2017	Final Plan of Condo	Recommendat ion to Committee	<p>An application for Final Plan of Condominium has been submitted by IBI Group on behalf of the Kinsmen Club of Kingston Foundation with respect to the property located at 276-284 Kingsdale Avenue. The property is designated 'Residential' in the City of Kingston Official Plan, and is zoned site-specific Residential Type 4 'R4-41' zone in Zoning By-law Number 76-26, as amended.</p> <p>The existing site is approximately 1.23 hectares in area with approximately 115 metres of road frontage on Kingsdale Avenue. The site is located directly north of the Frontenac Mall, the CN rail line and is currently developed with two, 3.5 storey buildings. The building located at 276 Kingsdale Avenue contains 62 dwelling units and the building located at 284 Kingsdale Avenue contains 55 dwelling units, all 117 dwelling units are similarly sized 2 bedroom units. The applicant recently rezoned the subject property to recognize the existing on-site development and support a consent application to sever the parcel into two separately conveyable parcels. The applicant is not proposing to amend the built form, rather condominiumize the existing dwelling units from the rental tenure.</p> <p>Applications for Consent (D10-040-2017) and Site Plan Modification (D11-035-2017) are being processed concurrent with the Final Plan of Condominium application (D07-006-2017).</p>	Genise Grant	ggrant@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

1485 WESTBROOK RD, KINGSTON K7P3A2	D14-041-2017	Zoning ByLaw Amendment (ZBA)	In Technical Review	This is a Zoning By-law Amendment application to add the "Trade Show" and "Specific Day Retail Sales" as permitted accessory uses within the Open Space Exception 15 (OS-15) zone. The site currently contains the 110,000 sq.ft. Sportsplex Dome with associated parking. No changes to the site or building are proposed. The site is designated Rural Commercial in the Official Plan.	Mike Szilagyi	mszilagyi@cityofkingston.ca
305 RIDEAU ST, KINGSTON K7K3A9	D35-008-2017	OPA, ZBA, DPC, DPS	Technical Review Complete	A Official Plan & Zoning By-law Amendment application has been submitted by RAW Factory Inc. to facilitate the redevelopment of the site known municipally as 305-323 Rideau Street. The applicant is proposing to adaptively reuse the former Bailey Broom Factory structure to accommodate a mix of commercial uses and develop nine (9) residential townhouse units on the vacant parcel. The Official Plan Amendment seeks to re-designate the southern portion of the site to a 'Main Street Commercial' designation to permit the proposed commercial uses. The proposed Zoning By-law Amendment application seeks to rezone the southern portion of the site to a site specific 'C4' zone and rezone the northern portion of the site to a site-specific Multiple Family Dwelling 'B1' zone.	James Bar	jbar@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

190 RESOURCE RD, KINGSTON	D14-043-2017	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>A Zoning By-law Amendment has been submitted by IBI Group with respect to the lands known municipally as 190 and 198 Resource Road. The lands are located within the Cataraqui Estates Business Park. The property is designated General Industrial in the City of Kingston Official Plan and is currently zoned 'M1-13' in Zoning By-law Number 76-26, as amended.</p> <p>Cumulatively, the lands are approximately 1.6 hectares in area with approximately 470 metres of road frontage on Resource Road and Centennial Drive. The site is currently vacant and heavily treed. The applicant is proposing to construct three (3) buildings which will accommodate a range of employment uses, including business park uses and professional office space.</p> <p>To facilitate the proposed development plan, the applicant is seeking relief to the existing site-specific zoning to ensure the proposed business and professional office uses align and are complementary to the uses contained within the broader Business Park. Specifically, the applicant is proposing that a maximum of 50% of the gross floor area of all buildings be permitted for business and professional offices. Further, relief is requested to permit on-site parking be located a minimum of 3.0 metres from any street line.</p> <p>The proposed development is subject to Site Plan Control (D11-039-2017), which is being processed concurrently with the Zoning By-law Amendment application.</p>	Mike Szilagyi	mszilagyi@cityofkingston.ca
------------------------------	--------------	------------------------------------	------------------------	---	---------------	-----------------------------

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

2 RIVER ST, KINGSTON, ON K7K 2A1	D35-009-2017	OPA, ZBA, DPC, DPS	Technical Review Complete	<p>Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications have been received for lands known municipally as 2 River Street (the former Davis Tannery site) and 50 Orchard Street to permit the redevelopment of the lands. The subject lands consist of approximately 13 hectares with approximately 9 hectares proposed for redevelopment. A low-density residential use is currently located at 50 Orchard Street and is proposed to be demolished. The lands located at 2 River Street are vacant and require remediation due to the previous industrial uses on the property. The subject lands are located north of River Street, south of Belle Park and east of both the path alignment of the Wellington Street extension as shown in the current Official Plan and the Urban K & P Trail. The lands are located within the study area of the North King's Town Secondary Plan and are within the Inner Harbour neighbourhood (Neighbourhood Profiles, 2011). The site is adjacent to the Great Cataraqui River and is located adjacent to the Rideau Canal, which is designated as a National Historic Site and a UNESCO World Heritage Site.</p> <p>The applications consist of a proposal to divide the subject lands into a number of blocks, with the primary development being on four parcels that contain four (4) six-storey buildings, which includes a total of 1509 residential units and 4,961 square metres of ground floor commercial area. The proposed buildings consist of a "wrap" style design with a parking structure wrapped with each building. The application is also proposing three new public roads and an extension to Orchard Street, as well</p>	Chris Wicke	cwicke@cityofkingston.ca
--	--------------	-----------------------	---------------------------------	---	-------------	--

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

411 WELLINGTON ST, KINGSTON K7K 5R5	D14-003-2018	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>A Zoning By-law Amendment application has been received for lands known municipally as 411 Wellington Street to permit the redevelopment of the lands. The subject lands are located in the Village of Barriefield and consist of approximately 2.5 hectares with 150 metres of frontage on Wellington Street. The subject lands are located north of Wellington Street between Highway 15 and Main Street. The site is currently vacant and was previously occupied by a school (J.E. Horton Public School). The subject lands are included in the Barriefield Heritage Conservation District. The application consists of a proposal to permit residential uses on the site to facilitate the development of a three-storey retirement residence with 145 residential units and terraced townhouses fronting on Wellington Street that are proposed to contain an additional 16 units. The lands are currently designated Residential in the Official Plan and are zoned Special Institutional (I-8) Zone in Zoning By-law 32-74. The applicant is requesting to amend Zoning By-law 32-74 in order to create a new Special Residential Type 3 (R3) Zone for the site which would permit the following uses: Single-detached dwelling house, Semi-detached dwelling house, Row dwelling house, Stacked row dwelling house, Retirement residence, Accessory medical, personal service, retail and recreational uses related to a retirement home, to be utilized exclusively by the retirement home residents, staff and visitors, A public use. Relief is also being requested to various zone provisions including: Minimum lot area, Minimum lot frontage, Minimum front yard depth, Minimum interior side yard setback, Dwelling unit area, Maximum height of building, Dwelling houses</p>	Chris Wicke	cwicke@cityofkingston.ca
--	--------------	------------------------------------	------------------------	---	-------------	--------------------------

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

2 RIVER ST, KINGSTON, ON K7K2A1	D09-005-2018	Official Plan Amendment (OPA)	In Technical Review	A Community Improvement Plan Amendment has been received to create a special project area within the Brownfields Community Improvement Plan (CIP) affecting lands located at 2 River Street (former Davis Tannery site) and 50 Orchard Street. This application is being processed concurrently with applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (File No. D35-009-2017), which have been submitted to facilitate the redevelopment of the site. The subject lands are currently included within Project Area 1A in the Brownfields CIP. The CIP amendment application is proposing that the subject lands be placed in a special project area to assist in environmental remediation costs by allowing the lands to be eligible for additional financial incentives that are not included in the current CIP. Such financial incentives are proposed to include exempting development charges under the Development Charges Act and the waiving or rebating of impost fees. The amendment is also proposing to extend the CIP's current time frame of December 31, 2025 to accept applications for grants and funding.	Andrea Furniss	afurniss@cityofkingston.ca
3868 PRINCESS ST, KINGSTON K7P0K6	D14-005-2018	Zoning ByLaw Amendment (ZBA)	Incomplete		Amy Didrikson	adidrikson@cityofkingston.ca
950 CATARAQUI WOODS DR, KINGSTON K7P2Z3	D35-001-2018	OPA, ZBA, DPC, DPS	Subdivision Approved	The applicant is proposing a zoning by-law amendment and a draft plan of subdivision to develop Phase 4 of the Woodhaven Subdivision that includes the creation of 116 lots residential lots for single detached dwellings, semi-detached dwellings, duplex dwellings and linked dwellings and 25 blocks containing a total of 112 rowhouse units, two school blocks, one parkland block, and one commercial block, as well as road and pedestrian pathways.	Sajid Sifat	ssifat@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

2880 PRINCESS ST, KINGSTON K7L4V2	D14-013-2018	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>The applicant is proposing to permit the development of 10, 12 storey (36.6 metres) residential apartment buildings on the site known municipally as 2880 Princess Street. The approximate 14 hectare site is a through lot with road frontage on Princess Street (south) and Cataraqui Woods Drive (north) currently developed with single-storey, self-storage buildings located in the central area of the site. Four (4) of the proposed 12 storey residential apartment buildings are to be located on the southern portion of the site, between Princess Street and the existing self-storage buildings. The remaining six (6) 12 storey, residential apartment buildings are proposed to be located on the northern portion of the site, between Cataraqui Woods Drive and the existing self-storage buildings. In total, the 10 residential apartment buildings are proposing to accommodate 1180 residential dwelling units.</p> <p>As part of the overall development plan, the applicant is proposing to sever the existing single land holding into three individual parcels. Consent application to facilitate the land division are required, it is anticipated that the application will be submitted following the completion of the Zoning By-law Amendment application.</p> <p>The northern parcel that is proposed to accommodate 6, 12 storey residential apartment buildings is proposed to accommodate a total of 708 residential dwelling units. The proposed density of the northern parcel is 142.7 units per net hectare, with a lot coverage of 13.8%. An underground parking garage is proposed to accommodate 772 parking spaces, which will be accessed via an internal road</p>	Chris Wicke	cwicke@cityofkingston.ca
1163 CENTENNIAL DR, KINGSTON	D07-001-2018	Final Plan of Condo	Condo Approved	<p>An application for final plan of condominium for 22 stacked townhouses intended to be developed as a common elements condominium.</p> <p>The property is the subject of a final plan of subdivision application that was approved by the municipality in 2018 (D12-002-2016) and registered as 13M-114. A site plan application was approved for the subject property in 2018 (D11-008-2017).</p>	Lindsay Lambert	llambert@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

501 FRONTENAC ST, KINGSTON K7K4L9	D14-025-2018	Zoning ByLaw Amendment (ZBA)	Decision Appealed	<p>The applicant is proposing to rezone the properties known municipally as 495 – 513 Frontenac Street. The subject properties were previously rezoned (D14-055-2013) to accommodate a multi-unit residential building containing 71 dwelling units and 243 bedrooms. The current development plan proposes to increase the number of dwelling units from 71 to 99 units and decrease the number of bedrooms from 243 to 222 bedrooms. Further, with respect to the existing site-specific zone, the applicant is seeking relief to reduce the minimum on-site amenity area and amend the on-site vehicular and bicycle parking ratios.</p> <p>The consolidated parcels have approximately 71.5 metres of road frontage on Frontenac Street with an approximate lot area of 0.364 hectares. The subject site is currently designated 'Residential' in the City of Kingston Official Plan and is zoned site-specific multiple family dwelling 'B3.452' zone. All existing buildings on the site will be removed to accommodate the proposed development.</p>	Steven Chew	schew@cityofkingston.ca
630 PRINCESS ST, KINGSTON K7L1E3	D07-002-2018	Final Plan of Condo	In Technical Review	<p>Final Plan of Condominium application proposes to condominiumize an existing 5 storey building located at 630 Princess Street which includes 31 residential units and 2 commercial units with parking located underground and amenity space located on the roof-top. The subject property is designated 'Neighbourhood Commercial' and zoned site specific 'C.397' in zoning by-law 8499. Site plan approval was granted for this development in August 2018. No physical alterations are being proposed to this development through this application.</p>	Sajid Sifat	ssifat@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

40 COMPTON ST, KINGSTON K7K5V3	D35-004-2018	OPA, ZBA, DPC, DPS	In Technical Review	Applications for Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision have been submitted by Fotenn Consultants Inc. on behalf of the City of Kingston and Kingston and Frontenac Housing (KFHC) with respect to the lands located in the Rideau Heights neighbourhood. The subject lands consist of 8 parcels of land and are located in the immediate vicinity of Headway Park. The applications apply to the properties known municipally as 199, 215 & 227 Weller Avenue, 16, 33, 40, 41, 51, 61, 71, 81, 70, 94, 100, 106, 110 & 140 Compton Street, 190, 200, 210 and 220 Wilson Street as well as a portion of 183 Weller Avenue. The lands are currently designated 'Residential' & 'Open Space' in the City of Kingston Official Plan and are located in a site-specific Multiple Family Dwelling 'B1.65' zone as well as a General Recreation 'P' zone in Zoning By-law Number 8499, as amended. Consistent with the Rideau Heights Regeneration neighbourhood plan, in Phase 2 the applicant is proposing to: upgrade the existing fire access lane that bisects Headway Park to a municipal street, increase the residential density through new infill development, strategically renovate or demolish existing townhouse units to create better neighbourhood block configurations and preserve existing units for the longer term, introduce new private lanes to allow vehicle access to the interior of blocks, and reconfigure Headway Park to provide a suitably sized and located neighbourhood park. The proposed applications are intended to support the redevelopment of the neighbourhood to include a mix of social, affordable, and market housing opportunities while addressing existing neighbourhood design challenges.	Chris Wicke	cwicke@cityofkingston.ca
339 SELECT DR, KINGSTON K7M8R1	D35-005-2018	OPA, ZBA, DPC, DPS	In Technical Review	Proposed application for a Zoning By-Law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium for a 51 Unit townhouse development at the subject property. The proposed development is accessed by a private roadway. The proposed built form will be 3 storeys in height with front attached garages. The subject property is designated 'Arterial Commercial' in the Official Plan and zoned site specific 'General Commercial - C2-1'	Waleed Albakry	walbakry@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

445 PRINCESS ST, KINGSTON K7L 1C3	D14-030-2018	Zoning ByLaw Amendment (ZBA)	Technical Review Complete	<p>The following is a City initiated temporary use by-law with respect to the properties located in the Williamsville Main Street Commercial Zone (C4 zone of Zoning By-Law Number 8499), including a number of site specific C4 zones. The Williamsville Main Street is located along Princess Street from Division Street to the Bath Road and Concession Street intersection.</p> <p>On October 6, 2015, Council passed an Official Plan amendment and zoning by-law amendment for lands within the Williamsville Main Street Study area to correct a boundary error and to permit surface parking lots as short-term temporary uses within the C4 zone. The purpose of the temporary use provision was to allow surface parking lots for on-going redevelopment along the Williamsville Main Street and provided time for the City to complete a parking strategy for the area. The previous temporary use by-law was enacted for a period of 3 years, which expired on October 6, 2018.</p> <p>The City of Kingston is proposing that Council grant a new 3-year time period for surface parking lots to be permitted as a temporary use in the Williamsville Main Street Commercial Zone. Section 39 of the Planning Act allows municipalities to pass temporary use by-laws for a period of up to 3 years and Council may grant additional 3-year periods during which the temporary use is authorized. A number of site specific development applications have been approved in the last 3 years in the Williamsville Main Street area. The construction of a number of these projects has not yet begun and is expected to commence</p>	James Bar	jbar@cityofkingston.ca
--------------------------------------	--------------	------------------------------------	---------------------------------	--	-----------	------------------------

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

218 ALBERT ST, KINGSTON K7L3V3	D14-033-2018	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>The applicant intends to demolish the existing single family dwelling to facilitate the construction of a 3 dwelling unit, 3 storey residential building containing a total of 12 bedrooms on the subject property. Each dwelling unit is proposed to have external access, one via the front façade along Albert Street and the other two units from the southern façade adjacent to the proposed driveway. Access to the proposed 2 parking spaces at the rear of the building are proposed to be accessed via a driveway along the southern property line.</p> <p>The subject property has an area of approximately 665 square metres and approximately 16.5 metres of road frontage on Albert Street. The property is currently designated Residential in the Official Plan and is zoned 'A' One-Family Dwelling and Two-Family Dwelling zone in Zoning By-law Number 8499, as amended.</p>	Ryan Leary	rleary@cityofkingston.ca
16 GRANGE ST, KINGSTON K7M2J4	D14-039-2018	Zoning ByLaw Amendment (ZBA)	In Technical Review	Zoning By-Law amendment application proposes to demolish the existing residential building on site and develop the site with a 2 storey building that consists of 5 dwelling units in total. Two 2 bedroom units are proposed on each level of the building except for the basement that only contains one dwelling unit. A driveway is provided to the west side of the building to access the parking spaces located in the rear yard. Both indoor and outdoor communal amenity spaces are also provided on-site.	Steven Chew	schew@cityofkingston.ca
130 DAYS RD, KINGSTON K7M9G4	D14-040-2018	Zoning ByLaw Amendment (ZBA)	Incomplete		Annemarie Eusebio	aeusebio@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

1316 PRINCESS ST, KINGSTON K7M3E2	D14-001-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>This is an application for Zoning By-law Amendment, submitted by the City of Kingston, for the lands known municipally as 1316 and 1318 Princess Street, to permit one 11 storey mixed use building and one 4 storey residential dwelling. The subject lands are partially within a Corridor and partially within a Housing District on Schedule 2 - City Structure, designated Arterial Commercial on Schedule 3-A - Land Use, along an Arterial Road on Schedule 4 - Transportation, and are split zoned the C2 and site specific C2.305 Zone. The subject lands are currently vacant.</p> <p>The application proposes to develop the site with an 11 storey mixed-use residential and commercial building located along Princess Street, and a 4 storey residential building located behind the 11 storey building nearest the rear of the property. The commercial uses in the 11 storey building would front along Princess Street. Parking is proposed on site with a mix of at grade and underground parking. Amenity space is provided on site in a combination of indoor and outdoor uses.</p> <p>The applicant has proposed two possible development scenarios. Both propose an 11 storey mixed use residential and commercial building with a 4 storey residential building, with parking above and below grade and on site amenity space. The two possible development scenarios propose slightly different building orientations and access configurations.</p> <p>Scenario 1 proposes that the 11 storey building fronts</p>	James Bar	jbar@cityofkingston.ca
--------------------------------------	--------------	------------------------------------	------------------------	---	-----------	------------------------

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

525 PRINCESS ST, KINGSTON K7L1C6	D35-001-2019	OPA, ZBA, DPC, DPS	In Technical Review	<p>This is an application for Official Plan Amendment and Zoning By-law Amendment, submitted by Fotenn Consultants Inc. on behalf of Ashcroft Homes. The applications propose to develop two 10 storey buildings with one building located at 525 Princes Street, and the second building located at 555 Princess Street, 557 Princess Street, and 559 Princes Street. The lands are currently developed with commercial buildings and large expanses of surface parking areas. The lands are designated Main Street Commercial, are within the Williamsville Main Street Special Policy Area, located on Green Streets, and is zoned the Williamsville Main Street Commercial C4-H(T1) Holding Zone.</p> <p>The applicants propose to develop a 10 storey mixed use building on a 0.39 hectare lot at 525 Princess Street (known as the east site), that will have 20 metres frontage onto Creighton Street, 55 metres on Chatham Street, 84 metres on Princess Street, and 40 metres on Alfred Street. In total there would be 347 units, with 233 underground vehicular parking spaces and 347 bicycle parking spaces. The proposal ranges from 4 storeys (along Creighton Street and Chatham Street), to 10 storeys (Along Chatham Street, Princess Street, and Alfred Street). Vehicular access to three levels of underground parking is proposed off Alfred Street. Loading is proposed at the end of Creighton Street. At street level, commercial uses are proposed along Princess Street and part of Alfred Street with residential uses along Creighton and Chatham. The lands are within the Gateway character area of Williamsville Main Street.</p>	James Bar	jbar@cityofkingston.ca
-------------------------------------	--------------	-----------------------	------------------------	---	-----------	------------------------

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

2305 ISLE OF MAN RD, KINGSTON	D35-002-2019	OPA, ZBA, DPC, DPS	In Technical Review	<p>The applicant is proposing the creation of an estate residential subdivision consisting of five waterfront lots, each with a minimum lot area of 0.8 hectares. The lots will all have frontage on Isle of Man Road, as well as Gibraltar Bay, which is part of the Rideau Canal system (a UNESCO World Heritage Site). All five lots will be serviced with private, on-site water and wastewater systems.</p> <p>The subject property is currently designated as Rural Lands and Environmental Protection Area in the City of Kingston Official Plan, and is currently zoned a site-specific Restricted Rural Zone (A1-11) in Zoning By-Law Number 32-74 of the former Township of Pittsburgh. In requesting permission for the proposed development, the applicant has applied for an Official Plan Amendment, a Zoning By-Law Amendment, and Draft Plan of Subdivision.</p>	Waleed Albakry	walbakry@cityofkingston.ca
738 FORTUNE CRES, KINGSTON K7P2T3	D07-001-2019	Final Plan of Condo	Technical Review Complete	<p>Application for a Final Plan of Condo. The proposal is to amend an registered condominium declaration/description for 738 Fortune Crescent. Site plan approval has been provided for a proposal for the construction of building additions onto the existing building and to extend the paved area (File D11-035-2018).The property is designated General Industrial in the City of Kingston Official Plan and is zoned Light Industrial Zone M6-2 in Zoning By-law Number 76-26.</p>	Annemarie Eusebio	aeusebio@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

2285 BATTERSEA RD, KINGSTON K0H1S0	D35-003-2019	OPA, ZBA, DPC, DPS	In Technical Review	<p>Applications for Official Plan Amendment and Zoning By-law Amendment have been submitted by BPE Development Inc. to facilitate the redevelopment of the 3 separately conveyable parcels located at the northwest corner of the Unity Road / Battersea Road intersection. The lands subject to the proposed development are addressed municipally as 2285 Battersea Road, 2311 Battersea Road and a landlocked parcel north of these parcels. Cumulatively, the total land area is approximately 13.7 hectares with approximately 295 metres of road frontage on Battersea Road and approximately 115 metres of road frontage on Unity Road.</p> <p>The subject lands are currently developed with a single detached dwelling and two accessory buildings. The heritage value of the existing single detached dwelling is to be protected through a heritage conversation easement agreement to ensure the historic rural character of the structure is maintained.</p> <p>It is the desire of the applicant to adaptively reuse the existing single detached dwelling and redevelop the subject lands to accommodate a 27-suite boutique inn, spa, gift shop, restaurant, corporate event venue and 40 rental cabins distributed across the lands. The site is to include agricultural land, vineyards, gardens, a fruit and vegetable stand, craft brewery and craft winery.</p> <p>The proposed development is to be constructed in 3 phases.</p>	James Bar	jbar@cityofkingston.ca
---------------------------------------	--------------	-----------------------	------------------------	--	-----------	------------------------

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

1174 MCADOOS LANE, KINGSTON K0H1S0	D14-011-2019	Zoning ByLaw Amendment (ZBA)	Technical Review Complete	<p>This is an application to rezone 14 hectares of land from the Restricted Agricultural (A1) Zone to a Disposal Industrial (M4- site specific) Zone to permit the following uses: construction waste recycling, storage of construction equipment, topsoil recycling and open storage related to these uses. The subject lands are designated for "Waste Management Industrial" uses in the Official Plan.</p> <p>The lands are part of a 63 hectare parcel with 113 metres of frontage on McAdoo's Land and 400 metres of frontage onto an un-opened road allowance (Maple Lawn Drive at McKendry Road. The northern 47 hectares of the subject parcel will remain zoned A1, A2 and EPA. The southern lands zoned will remain in their current M4-1 Zone.</p> <p>The subject lands are in the mid-section of the parcel. The subject lands are north of the lands zoned M4-1 which allows for a Waste Processing Site and Waste Transfer Station. The northern limit aligns with the property boundary with a separate parcel of land used for a telecommunication tower. All of the lands in the area are subject to Zoning By-Law 76-26.</p>	Steven Chew	schew@cityofkingston.ca
---------------------------------------	--------------	------------------------------------	---------------------------------	--	-------------	--

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

7 WRIGHT CRES, KINGSTON K7L4T8	D14-012-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>A Zoning By-law Amendment application has been received for lands known municipally as 7 Wright Crescent. The subject lands consist of approximately 0.8 hectares with 140 metres of frontage on Wright Crescent and 79 metres of frontage on Palace Road. The existing three and a half storey building currently located on the site is proposed to be demolished.</p> <p>The property is designated Residential in the City of Kingston Official Plan and zoned 'Multiple Family (B1)' Zone in Zoning By-law No. 8499. The application is requesting an amendment to the Zoning By-law in order to create two site-specific zones to facilitate the development of two apartment buildings. The western portion of the site is proposed to contain a four-storey apartment building with 40 units. Half of the units are proposed to be affordable. Access to the building will be provided off Wright Crescent and a total of 26 surface parking spaces will be provided at the rear of the building. The eastern portion of the site is proposed to contain a six-storey apartment building containing 140 units. Access to the building is intended to be off both Wright Crescent and Palace Road. A total of 158 remaining parking spaces will be provided with 23 parking spaces located at-grade and the remaining spaces provide underground. The two proposed Special Multiple Family Zones for the site would include relief to various zone provisions including minimum front yard setback, maximum density, minimum parking and parking location, communal amenity space, minimum bicycle parking spaces, projections for cornices and minimum amenity area.</p>	Waleed Albakry	walbakry@cityofkingston.ca
-----------------------------------	--------------	------------------------------------	------------------------	---	----------------	----------------------------

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

49 BEVERLEY ST, KINGSTON K7L3Y5	D14-014-2019	Zoning ByLaw Amendment (ZBA)	Recommendat ion to Committee	<p>Application for a Zoning By-law Amendment. The applicant is seeking to demolish the existing dwelling to construct a twostorey triplex. A shared front entrance will lead to a stairwell and separate interior access to each of the units. Each floor will contain one, four-bedroom dwelling unit. The site will provide 93.4 square metres of common outdoor amenity area, 40.3% landscaped open space, and three parking spaces at the rear of the building. A 1.5- metre unobstructed pathway will be provided along the south and east sides of the proposed dwelling to provide pedestrian access to the rear parking and backyard.</p> <p>The property is designated residential in the Official Plan and is located within the One-Family Dwelling and Two-Family Dwelling Zone in Zoning By-law 8499.</p>	Annemarie Eusebio	aeusebio@cityofkingston.ca
237 MOWAT, KINGSTON K7M1K6	D14-015-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>The owner proposes to sever 6 Herbert Street from 237 Mowat Avenue through consent application D10-023-2017 and rezone each parcel of land for their intended use.</p> <p>This application for Zoning By-Law Amendment is to recognize the existing 8 unit multiple family dwelling at 237 Mowat Avenue, the location of the dwelling to the new parcel fabric and its parking and its functionality. The dwelling was originally constructed in 1875 and was expanded in 1958 and 1962. The dwelling accommodated 8 dwelling units consistently from 1962. No change in the existing dwelling is proposed.</p> <p>The application also contemplates rezoning 6 Herbert Street to permit four (4) freehold townhouse units will be developed.</p> <p>The subject property is designated Residential in the Official Plan and zoned 'A2' One Family Dwelling in Zoning By-Law Number 8499, as amended. The site is developed with an 8 unit, multiple family dwelling municipally addressed as 237 Mowat Avenue.</p>	Tim Fisher	tfisher@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

2754 CREEKFORD RD, KINGSTON K7P2Z2	D14-016-2019	Zoning ByLaw Amendment (ZBA)	Technical Review Complete	<p>This is an application to change the Zoning By-Law to allow an existing parcel of land to be used for the open storage of soils and unconsolidated material. The aggregates would typically be concrete, asphalt, street sweepings, soils and aggregates from operations by the City of Kingston and Utilities Kingston. Some of the material may be classified as a Waste Transfer Station. The proposed location of the open storage facilities on the property is closer to the lot lines than currently permitted; reductions to the minimum interior side and front yards are also being requested.</p> <p>The property is an 8.67 hectare parcel of land with 455 metres of frontage onto Cloggs Road. The area proposed for the open storage is 2.2 hectares. It is currently zoned "Extractive Industrial Zone (M5) under Zoning By-Law 76-26. This zone allows quarry operations.</p>	Steven Chew	schew@cityofkingston.ca
42 BEVERLEY ST, KINGSTON K7L3Y4	D14-017-2019	Zoning ByLaw Amendment (ZBA)	Recommendat ion to Committee	<p>The applicant is seeking to demolish the existing dwelling to construct a three-storey triplex. Main entrances will be provided at the front of the dwelling from Beverley Street. The building will be designed so that there will be one, four-bedroom unit on each floor, and a basement containing a bathroom, common interior amenity area, and a designated storage area for each unit. The site will provide 98 square metres of common outdoor amenity area and indoor common amenity area in the basement, 36.5% landscaped open space, and three parking spaces at the rear of the building. A 1.5-metre wide unobstructed pathway will be provide along the south and west sides of the proposed dwelling to provide pedestrian access to the rear parking area and backyard.</p> <p>Please note the revised plans and accompanying cover letter that has been submitted on November 26, 2019.</p> <p>The site is located within the 'A' One Family Dwelling and Two Family Zone in Zoning By-law 8499 and is designated Residential in the Official Plan.</p>	Annemarie Eusebio	aeusebio@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

9 COUPER ST, KINGSTON K7L2M1	D14-018-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	The applicant is proposing to demolish the existing triplex and build a new three-unit building on the property. They are proposing parking spaces in the rear yard, which are to be accessed by an existing laneway to the west of the adjacent property. There is currently an easement across the rear of 15 Couper Street, allowing access from the laneway to the rear yard of 9 Couper Street. The property is designated Residential in the Official Plan and is in the A Zone (one and two dwelling units) of Zoning By-Law Number 8499. A zoning by-law amendment is required, because the existing triplex was permitted by minor variance in 1982, but the current provisions of the A Zone do not permit the expansion of a multi-unit dwelling. The applicant is proposing a site-specific A.XXX Zone.	Meghan Robidoux	mrobidoux@cityofkingston.ca
200 SIBBIT AVE, KINGSTON NA	D14-019-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	The purpose of this application is to rezone 200 Sibbit Ave from D to RR zoning. The applicant needs to rezone the property to allow them to sever off two lots. One lot will be 1.65 Ha along HWY 2/Sibbit Ave and the other lot will be 1.63 Ha along Sibbit Ave. The property is currently zoned D (32-74) and the Official Plan designation is rural	Jason Partridge	JPARTRIDGE@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

189 W KING ST W, KINGSTON K7L2W7	D14-021-2019	Zoning ByLaw Amendment (ZBA)	Technical Review Complete	This is an application for a Zoning By-Law Amendment for the property municipally addressed as 189 King Street West. The property is located on a corner lot at the northeast corner of King Street West and Albert Street. The lot is currently developed with a two-storey single detached dwelling and an accessory garage structure. To the west of the property is Morris Hall, and to the north is the David C. Smith House, both being Queen's University residence buildings. Lower density residential uses are located along King Street West to the east. Across King Street to the south is Breakwater Park. The property is designated 'Residential' in the City of Kingston Official Plan, and is zoned the One-Family Dwelling and Two-Family Dwelling 'A' Zone in Zoning By-Law Number 8499, as amended. The property is designated under Part IV of the Ontario Heritage Act as a protected cultural heritage resource. The applicants are proposing an approximately 144 square metre addition off the north elevation of the existing building. The enlarged building is intended to accommodate a medical clinic on the ground floor, with three residential units on the second floor. A total of 8 bedrooms are proposed for the site, dispersed through the units (one 2 bedroom and two 3 bedroom units). The clinic is proposed to be accessed through a door on the west side of the existing building, with the residential units having access from the east side. The applicant is proposing to maintain the three existing vehicle access driveways on the site. 15 at-grade parking spaces are proposed, one of which is shown to be barrier free. The parking spaces are dispersed through the site, with the majority proposed in the rear and exterior side yard and	Genise Grant	ggrant@cityofkingston.ca
	D07-002-2019	Draft Plan of Condo (DPC)	Received		James Bar	jbar@cityofkingston.ca
1400 BATH RD, KINGSTON NA	D14-022-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	Application to construct 280 residential units in six apartment buildings.	Chris Wicke	cwicke@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

328 QUEEN ST, KINGSTON K7K1B8	D14-023-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>This is an application for a Minor Zoning By-law Amendment to include an additional permitted use in the zone to facilitate a multi-unit residential building containing a maximum of 4 units. The subject lands are already developed with a two storey building containing ground floor commercial with storage uses in the basement, and two residential units located on the second floor. the existing residential units are both two-bedroom units. The applicants are proposing to convert the ground floor commercial space to a 6 bedroom residential unit, and convert the basement storage space to a two bedroom residential unit.</p> <p>The application proposes to rezone the property to a site specific C1 zone to include multi-unit residential dwelling as a permitted use; increase the maximum density from 123 units per net hectare to 210 units per net hectare; decrease the amenity space for 2 units from 20 square metres to 15 square metres; remove the requirement for the design requirements of the amenity area; reduce the vehicular parking ratio; and, amend the bicycle parking space dimensions.</p> <p>The property is designated Central Business District on Schedule 3-A of the City's Official Plan, are within the Lower Princess Street Retail Area on Schedule DH-1, and zoned the Central Business System (C1) Zone within Zoning By-law number 96-259. The property is not within a servicing constraint area on Schedule 11C of the Official Plan, and is not within the mandatory commercial frontage area or prime pedestrian street on Schedule DH-3. The</p>	James Bar	jbar@cityofkingston.ca
----------------------------------	--------------	------------------------------------	------------------------	--	-----------	------------------------

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

1020 PORTSMOUTH AVE, KINGSTON K7M1X3	D14-024-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>The applicant is seeking to permit the existing third dwelling unit in the basement of the purpose-built triplex dwelling. It is the intent of the applicant to undertake renovations to refresh and revitalize the interior of the building. As part of the proposed renovations, the applicant intends to complete flood proofing measures and install a backwater valve to mitigate against potential sewer backups in the basement.</p> <p>Access to the site will continue from the paved driveway accessed from Portsmouth Avenue. It should be noted that access to the site occurs over a 5.9-metre-wide city owned strip of land. Three (3) parking spaces will be provided on-site. Two (2) parking spaces will be provided in the existing garage located to the rear of the existing dwelling and one (1) parking space will be provided in the front yard in the existing gravel portion of the driveway. A portion of the existing gravel front yard parking space will be re-grassed to reduce the overall driveway width. Three covered and secure bicycle parking spaces will be provided adjacent to the detached garage. The site will provide outdoor at-grade amenity area in the rear yard. No exterior changes or alterations will occur to the existing building as a result of the proposed development.</p> <p>The subject property is located on the west side of Portsmouth Avenue. The site is designated Residential and Environmental Protection Area in the Official Plan and zoned One and Two Family Dwelling 'A5' zone in Zoning By-Law Number 8499. The site is developed with a duplex with an illegal unit in the basement and a two car detached</p>	Tim Fisher	tfisher@cityofkingston.ca
--------------------------------------	--------------	------------------------------	---------------------	--	------------	---------------------------

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

235 GORE RD, KINGSTON K7L5H6	D14-026-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>This is an application for a Zoning By-law Amendment to extend a "Commercial Centre" ('C-2') zone to permit a one-storey, 2,107 square metre commercial development in the south west corner of the property known municipally as 235 Gore Road. The subject lands are already developed with a 3,775 square metre commercial shopping centre. The existing commercial shopping centre is not proposed to change. Additional surface parking (48 spaces) and pedestrian walkways are proposed in association with the proposed commercial development, which will contain five commercial units. The lands are adjacent to residential uses to the north, east and south, and a fire station to the west.</p> <p>The property is designated District Commercial in the Rideau Community Secondary Plan in Schedule RC-1 of the City's Official Plan. Multiple zones of Zoning By-law 32-74 apply to the property, including the Commercial Centre (C-2) zone, the Mixed Village Centre (MVC) zone, and a site-specific Mixed Village Centre zone (MVC-1). The southwest portion of the property, where the commercial development is proposed, is zoned partially within a C2, MVC and MVC-1 zone. The MVC and MVC-1 zones do not permit a shopping centre use, and the MVC-1 zone does not permit a retail store.</p> <p>The application proposes to extend the Commercial Centre ('C-2') zone, which currently applies to the existing commercial shopping centre, to permit the proposed commercial development in the southwest corner of the property. A Zoning By-law Amendment is required to</p>	Amy Didrikson	adidrikson@cityofkingston.ca
---------------------------------	--------------	------------------------------------	------------------------	---	---------------	--

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

223 PRINCESS ST, KINGSTON K7L1B3	D14-027-2019	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>An application for Zoning By-Law Amendment submitted by Fotenn Consultants Inc., on behalf of IN8 (The Capitol) Developments Inc. for the property municipally known as 223 Princess Street. The property has an approximate lot area of 0.25 hectares, with approximately 9.1 metres of frontage on Princess Street and 41.3 metres of frontage on Queen Street.</p> <p>The proposed development consists of the demolition of the existing building that formerly functioned as a multiplex movie theatre. The retention and conservation of the theatre façade on Princess Street is included as part of the proposal. A 12-storey mixed-use building is proposed for the site consisting of 147 residential units (with a mix of bachelor, 1-bedroom, 2-bedroom and 3-bedroom units) and 514 square metres of commercial gross floor area, with the commercial uses fronting onto both Princess and Queen Streets. A total of 96 off-street parking spaces are proposed, including 6 barrier-free spaces, 15 visitor spaces and 1 commercial space. The parking is proposed to be located within an underground the floor of the building and a portion of the first and second floors. One loading space is proposed at the north-west corner of the site adjacent to Queen Street. A total of 176 bicycle parking spaces are proposed within the structured parking area. The submission indicated that there is 2,630.8 square metres of amenity space proposed through a combination of common interior space, common exterior space (roof-top terrace on floor 6) and private exterior space.</p>	Lindsay Lambert	llambert@cityofkingston.ca
85 E KING ST E, KINGSTON K7L2Z6	D14-028-2019	Zoning ByLaw Amendment (ZBA)	Incomplete		Sonya Bolton	sbolton@cityofkingston.ca
	D35-005-2019	OPA, ZBA, DPC, DPS	Received		Sonya Bolton	sbolton@cityofkingston.ca
872 JOHNSON ST, KINGSTON K7L2B9	D14-001-2020	Zoning ByLaw Amendment (ZBA)	Received		Genise Grant	ggrant@cityofkingston.ca

Applications Received/In Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

67 CHATHAM ST, KINGSTON K7K4G9	D14-002-2020	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>Zoning By-Law Amendment Application to permit the development of a three-storey, three-unit residential row dwelling on the subject site. The existing two unit dwelling municipally addressed as 67 and 69 Chatham Street will be removed to accommodate the proposed development. The applicant proposes a site specific B3.XX zone which will have the effect of recognizing the three unit row house, reduce the front yard setback, minimum side yard setback, rear yard setback and line of Corner Lots. Additional amendments to the parking and driveway provisions and bicycle parking area and location of an accessory building are proposed to accommodate the development.</p> <p>The subject site is designated Residential in the Official Plan and zoned Multiple Family Dwelling 'B3' zone in Zoning By-Law Number 8499.</p>	Tim Fisher	tfisher@cityofkingston.ca
317 MONTREAL ST, KINGSTON K7K3H2	D14-003-2020	Zoning ByLaw Amendment (ZBA)	Received		Lindsay Sthamann	lsthamann@cityofkingston.ca
2 COUPER ST, KINGSTON K7L2M2	D14-004-2020	Zoning ByLaw Amendment (ZBA)	In Technical Review	<p>The applicant is proposing to demolish the existing 1.5-storey dwelling and detached garage to construct a new 3-storey dwelling in approximately the same location as the existing structure containing three dwelling units and a new 1.5-storey accessory structure in the rear yard containing one dwelling unit. Vehicular access is proposed to the rear yard from the existing driveway on the west side of the property. Four vehicle parking spaces and four bicycle parking spaces are proposed in the rear yard. The subject property is designated 'Residential' in the Official Plan and is located within the One and Two Family Dwelling (A) Zone in Zoning By-law 8499. The Zoning By-law Amendment application proposes a site specific 'A' Zone.</p>	Meghan Robidoux	mrobidoux@cityofkingston.ca
9 NORTH ST, KINGSTON NA	D35-001-2020	OPA, ZBA, DPC, DPS	Received			