



**City of Kingston  
Committee of Adjustment  
Meeting Number 04-2020  
Addendum  
Monday April 20, 2020  
5:30 p.m., Electronic Meeting Format**

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**New Business**

- b) Application for: Consent and Minor Variance  
File Number: D10-050-2019 & D13-068-2019  
Address: 339 & 343 College Street  
Owner: Albert Desousa & Marilyn Desousa/Paul Newhouse  
Applicant: Paul Newhouse**

Report COA-20-011

The consent of the Committee of Adjustment is requested to substitute page 52 of the agenda with page 1 as attached to the addendum.

**Correspondence**

- a) Correspondence received from Ranald Pecore, dated April 18, 2020 regarding 1525 Clover Street.**

Schedule Page 2

- b) Correspondence received from Madeline Morris, dated March 16, 2020 regarding 339 & 343 College Street.**

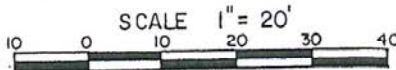
Schedule Pages 3- 4

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1071319



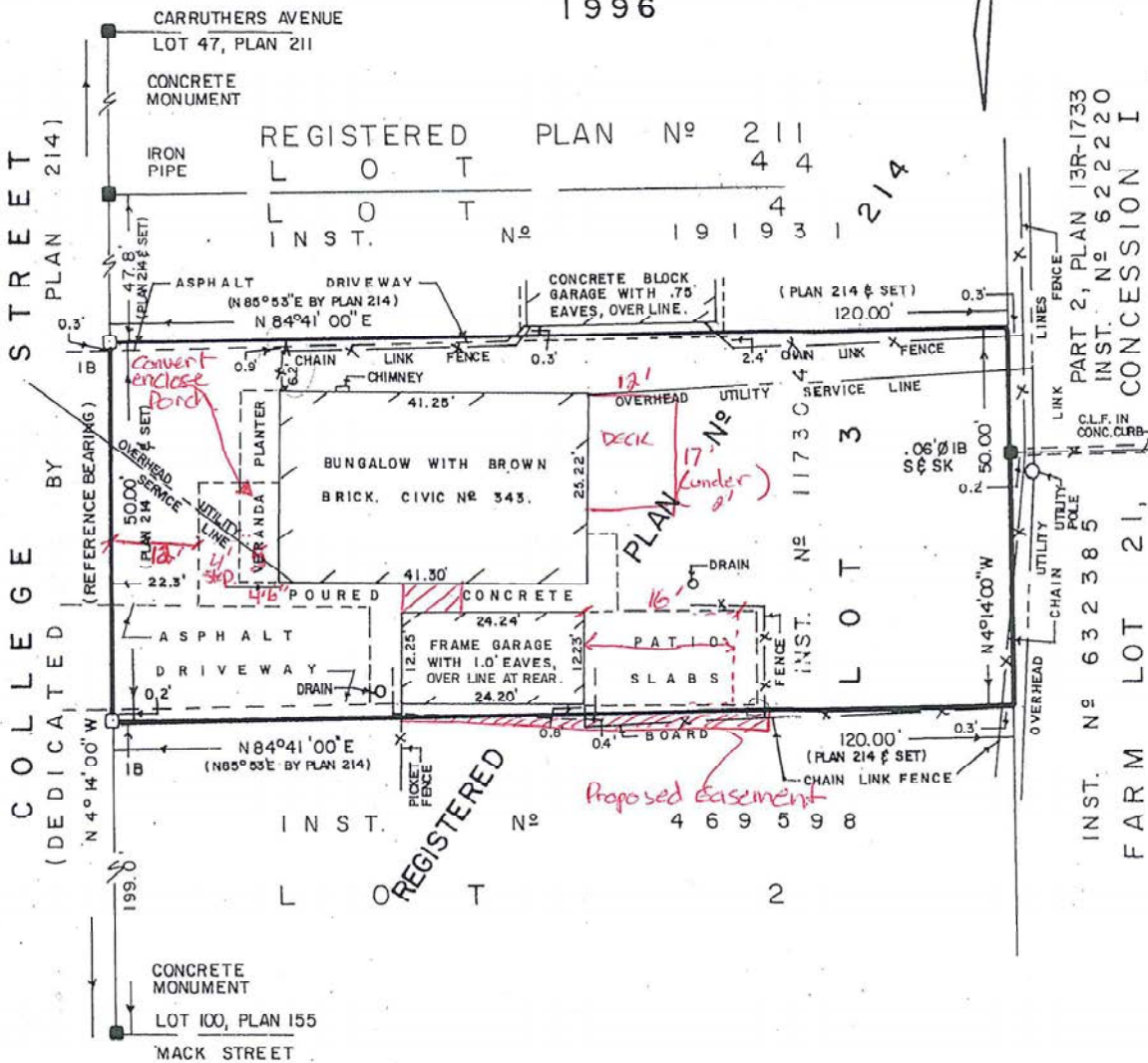
THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 28(3).

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN OF  
LOT 3, REGISTERED PLAN No 214  
CITY OF KINGSTON  
COUNTY OF FRONTENAC



SCALE IN FEET  
SMITH & SMITH KINGSTON LTD.  
ONTARIO LAND SURVEYORS  
KINGSTON, ONTARIO

1996



SURVEYOR'S REAL PROPERTY REPORT  
PART 2, REPORT SUMMARY

DESCRIPTION OF LAND
LOT 3, PLAN 214 343 COLLEGE STREET CITY OF KINGSTON
REGISTERED EASEMENTS / RIGHTS OF WAY
NONE ON TITLE.
ENCROACHMENTS
EAVES ON CONCRETE BLOCK GARAGE OVERHANG NLY LIMIT OF LOT 3, AS ILLUSTRATED. EAVES ON FRAME GARAGE OVERHANG SLY LIMIT OF LOT 3, AS ILLUSTRATED.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS
FENCES ARE LOCATED, AS INDICATED BY TIES, AS SHOWN ON

IMPERIAL  
DISTANCES SHOWN ON THIS  
PLAN ARE IN FEET AND CAN  
BE CONVERTED TO METRES BY  
MULTIPLYING BY 0.3048.

BEARINGS ARE ASTRONOMIC AND  
ARE REFERRED TO THE EASTERLY  
LIMIT OF COLLEGE STREET, AS  
SHOWN, HAVING A BEARING OF  
N4°14'00"W, ON PLAN 214.

THIS REPORT WAS PREPARED FOR Wm. THOMPSON  
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY  
OTHER PARTIES.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF JULY 1996.

1  
12 AUG. 1996 *William H. Card*

-----Original Message-----

From: Ranald Pecore [REDACTED]

Sent: Saturday, April 18, 2020 9:09 AM

To: Planning Outside Email

Subject: Re: 1525 Clover Street - income suite - File # D13-012-2020

To whom it may concern,

I would like to express my displeasure with the public notice indicating that not only will there be another income rental built on Clover Street, but that it will be larger to accommodate for more bedrooms.

Street parking has become an issue in the Woodhaven community and Clover street is no exception. There are several income suites built in the row at the end of Clover Street and 1525 will just add to that. Not to mention that increased bedrooms would mean more renters - which in turn means more vehicles and more traffic.

This is extremely poor planning and it would appear that vehicle parking was never taken into account when approving these builds. I had no idea that paying approximately \$5000 - \$6000 dollars in property tax would mean that I would be surrounded by nothing but renters and street parking.

I reside across the street from 1525 Clover and have 3 small children that love to play outside. The amount of vehicles that these income suites bring-in and traffic added pose a safety risk to them and the other small children in the neighbourhood.

I object to the addition of another income suite and request that a single family home be built.

Thanks,

Concerned Neighbour

Sent from my iPhone

Original Message-----

From: Madeline Morris

Sent: Monday, March 16, 2020 8:56 PM

To: Planning Outside Email

Subject: file no.D10-50-2010 & D13-0670-2019

To the Committee of Adjustment,

In response to the application for consent and minor variance for 339 & 343 College Street, which is on our block, as home owners, we are concerned primarily with the ongoing water issues on this block.

We have noticed that the construction associated with these applications has involved a great deal of in-filling of soil in a low-lying area in part of our neighbourhood which is already prone to drainage and flooding issues. We are concerned that the work at this property will impact neighbourhood drainage further resulting in flooding of surrounding properties - including ours on Regent St. College street is higher than Regent street so eavestroughs on buildings on properties such as the subject property that run into their rear yards results in additional runoff on our and our neighbours' property.

We do not have concerns, in general, with the variance as it relates to the garage addition. However, we do object to the associated site alteration and we request that this, along with specific design considerations, be addressed should the Committee approve the variance. Specifically, we recommend the following:

- that should the variance be granted, a condition be added requiring the submission of a lot grading plan to demonstrate that site alteration associated with the garage construction is compliant with City standards and that the property will not exacerbate existing drainage issues in the surrounding neighbourhood (i.e. runoff should not be directed onto neighbouring properties); and,

- that should the variance be granted, a condition be added requiring the owner to install eavestroughs and downspouts directing roof runoff from the garage to the front yard

We appreciate consideration of the above and are happy to discuss the matter further should the Committee require additional information from affected neighbours such as ourselves. Please let me know if you have any questions.

Thank you,  
Madeline Morris  
128 Regent St