



**City of Kingston
Report to Committee of Adjustment
Report Number COA-20-023**

To: Chair and Members of Committee of Adjustment
From: Phillip Prell, Planner
Date of Meeting: April 20, 2020
Application for: Minor Variance
File Number: D13-005-2020
Address: 628 Johnson Street
Owner: Janani Sivakumar
Applicant: Heather Cirella

Council Strategic Plan Alignment:

Theme: 2. Increase housing affordability

Goal: 2.1 Pursue development of all types of housing city-wide through intensification and land use policies.

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variances for the property located at 628 Johnson Street. The applicant is proposing to vary two regulations: (1) to reduce exterior side yard setbacks to accommodate a deck projection with a covered porch and (2) to increase the maximum allowable building depth to accommodate a second residential unit.

The requested minor variances are consistent with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 8499. The requested minor variances are desirable for the appropriate development or use of the land, building or structure and are minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval.

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Recommendation:

That minor variance application, File Number D13-005-2020, for the property located at 628 Johnson Street be approved so long as the following condition(s) are fulfilled:

Before ground disturbance, archaeological clearance of the subject property is required in the form of an archeological assessment report(s) in conformity with the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standards and Guidelines for Consultant Archaeologists, must be submitted to the City heritage planning staff, together with correspondence from the Ministry outlining the results of their review.

Variance Number 1:	Projections into Exterior Side Yards
By-Law Number 8499:	Section 5.8(c), 6.3(c)(iii) & 6.3(b)(ii)
Requirement:	Projections into yards above 1.2 metres must meet setback requirements for individual zones, which is 1.8 metres along Toronto Street.
Proposed:	Allow a projection into the exterior side yard that is 1.1 metres from the property line.
Variance Requested:	To permit a decrease in minimum side yard requirements by 0.7 metres.
Variance Number 2:	Maximum Building Depth
By-Law Number 8499:	Section 6.3(g)(ii)(a)
	Requirement: Average of established front and rear building lines of the two nearest permitted residential buildings on the same block on opposite sides of the building which is 12.6 metres.
Proposed:	Allow a maximum building depth of 16.1 metres.
Variance Requested:	To permit an increase to the maximum building depth by 3.5 metres.

Approval of the foregoing variance shall be subject to the following conditions:**1. Limitation**

That the approved variance(s) applies only to the setback requirements and building depth for 628 Johnson Street as shown on the approved drawings attached to the notice of decision.

2. No Adverse Impacts

The owner/applicant shall demonstrate to the satisfaction of the City that there are no adverse impacts on neighbouring properties as a result of any modifications to on-site grading or drainage.

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3. Building Permit Application Requirements

The owner/applicant shall provide to the Building Division a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make an application for a Building Permit.

The drawings submitted with the Building Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. It must be noted that additional planning approvals may be required should further zoning deficiencies be identified through the Building Permit application process.

4. Standard Archaeological Condition

In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the City of Kingston's Planning Division (613-546-4291, extension 3180) must be immediately contacted.

In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8404), the Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132), and the City of Kingston's Planning Division (613-546-4291, extension 3180) must be immediately contacted.

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Authorizing Signatures:

Phillip Prell, Planner

In Consultation with the following Management of the Community Services Group:

Paige Agnew, Commissioner, Community Services

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Options/Discussion:

On January 31, 2020, a minor variance application was submitted by Heather Cirella, on behalf of the owner, Janani Sivakumar, with respect to the property located at 628 Johnson Street. The variances requested are to reduce exterior side yard setbacks requirements to accommodate a deck projection, with a covered porch, for access purposes and increase the maximum allowable building depth requirements to accommodate a second residential unit.

In support of the application, the applicant has submitted the following:

- Site Plan (Exhibit E);
- IBI Memorandum: Measurements (Exhibit G); and
- Servicing Brief (Exhibit H).

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Site Characteristics

The subject property is designated ‘Residential’ in the Official Plan and zoned ‘One-Family and Two-Family’ in Zoning By-Law Number 8499. The subject lot is applying to reduce exterior side yard setbacks requirements to accommodate a deck projection for access purposes and increase the maximum allowable building depth requirements to accommodate a second residential unit. The property abuts other residential uses permitted within the One-Family and Two-Family ‘A’ zone in 8499.

Application

The review of an application for minor variance(s) is not a simple mathematical calculation, but rather a detailed assessment of whether the variance(s) requested, both separately and together, meet the four tests of a minor variance outlined in Subsection 45(1) of the *Planning Act*. The following provides this review:

Provincial Policy Statement

In addition to the four tests of a minor variance detailed above, Subsection 3(5) of the *Planning Act* requires that a decision in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (the PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests. The application being considered is site specific to accommodate a specific proposal and does not involve any major policy considerations and as such, the proposal conforms to and is consistent with the PPS.

1) The general intent and purpose of the Official Plan are maintained

The subject property is designated ‘Residential’ in the City of Kingston Official Plan. Permitted uses in a ‘Residential’ area include: “detached, semi-detached or duplex

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dwellings, townhouses, and apartments of various types, tenure, and density that respond to a wide range of housing needs.” The proposal to increase the allowable building depth and reduce minimum side yard requirements helps to facilitate a second residential unit while preserving compatibility with the existing neighbourhood. In addition, section 3.3.11. has multiple policies related to second residential units. The application fulfills these second residential unit requirements since the second residential unit will be located within a single detached dwelling, is not located within a constraint area or floodplain, will not be severed from the lot containing the principal residential unit, and provides for an additional parking spot in compliance with the zoning provisions in By-Law Number 8499. The subject property is considered a low density residential dwelling due to being below 37.5 units per net hectare. Please note that second residential units are not subject to density requirements or part of this density calculation. These changes conform with the existing residential areas stable policies in section 3.3.6 since there are only minor changes to the predominant pattern of the housing type and density. This satisfies the requirement for compatibility with adjacent development.

In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan. The following provides these nine requirements and an assessment of how the proposal is consistent with each.

1. The proposed development meets the intent of Section 2 Strategic Policy Direction, and all other applicable policies of this Plan;

The proposal to allow an increase to the maximum building density and a reduction to side yard setback requirements meets the intent of Section 2 and other applicable policies of the Official Plan since the variances requested are done to support the creation of a second residential unit and fit the existing neighborhood context. This allows for intensification to occur within the urban boundary in a previously established single-detached building, while not negatively impacting the existing neighborhood character.

Building depth limits are one mechanism to limit the over development of lands and related privacy concerns, especially within stable residential areas. 628 Johnson Street currently has one of the smallest building depths amongst neighbouring properties, and existing hedges, a neighbouring garage and a lane way appropriately buffers the addition, which mitigates privacy concerns.

The resulting addition of a second residential unit would not constitute an over development of lands when considering the existing neighbourhood context, and fulfills the goal of increased intensification within the urban boundary while mitigating privacy concerns.

The requested variance to allow a deck projection, with a covered porch, along Toronto Street is setback from the intersection and is requested to allow a separate entrance to the second residential unit.

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2. The proposed development will be compatible with surrounding uses, buildings or structures and development standards associated with adjacent properties, and if necessary, incorporate means of alleviating adverse effects on abutting land uses as recommended in Section 2.7 of this Plan;

The proposed building depth and deck projection variances should not cause any negative impacts on abutting residential uses. Building depth limits are meant to limit over development of lands, reduce the potential for negative visual impacts on neighbouring lands and to prevent privacy and overlook concerns. Since the property is situated on the corner of Johnson and Toronto Street the main properties impacted are to the east (626 Johnson Street) and to the south (47 Toronto Street). The easterly neighbour already has a detached garage in their rear yard, which would mitigate privacy and visual impact concerns. The southern neighbour is buffered by a deep rear yard on the subject property, two proposed parking spaces and an existing lane between 628 Johnson Street and 47 Toronto Street, all of which mitigate privacy and visual impact concerns. Additionally, there are hedges that currently exist along the westerly portion of the property that buffer the change in view of the second residential unit addition for 642 Johnson Street and 52 Toronto Street. Finally, 628 Johnson Street currently has one of the smallest building depths amongst neighbouring properties, so the resulting addition of a second residential unit would not constitute an over development of lands when considering the existing neighbourhood context.

3. The ability of the site to function in an appropriate manner in terms of access, parking for vehicles and bicycles or any other matter and means of improving such function including considerations for universal accessibility;

Schedule 4 of the City of Kingston Official Plan designates Johnson Street as an Arterial Road, which supports a large amount of vehicle traffic. In addition, Johnson Street is a one-way street with eastward travelling traffic. This traffic would be absorbed by the westerly side of Toronto Street which is opposite the subject property. As a result, the deck projection would cause no visual disturbance to drivers exiting Johnson Street.

The applicant has also reconfigured their parking to satisfy the second residential unit requirement for an additional parking space by proposing to demolish the existing garage and placing two zone compliant spaces to the rear of the property, in its place, approximately 30 metres away from the intersection of Toronto and Johnson Street.

Since Toronto Street is a local street and facilitates local traffic volumes, there should be no access/exit parking concerns for residents.

4. The conformity of the proposal to any applicable urban design policies endorsed by Council, particularly if the site includes or could impact a built heritage resource or is within a Heritage District;

The proposal is not anticipated to negatively impact the streetscape or neighbourhood design as the proposed building depth is similar to other neighbouring properties, the

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second residential unit is adequately buffered on all sides and the deck projection, with a covered porch, is approximately 15 metres south from the intersection. In addition, there are no abutting designated heritage buildings surrounding 628 Johnson Street. The property is not within a heritage district.

5. If the site is designated under the *Ontario Heritage Act*, the application shall be reviewed by Heritage Kingston for approval. If the property is adjacent to a designated property under the *Ontario Heritage Act* or shown as a Heritage Area feature, or is affected by the protected views shown on Schedule 9 of this Plan, then a Heritage Impact Statement may be required to assist staff to determine if the resulting development is desirable;

The subject lands are not designated under the *Ontario Heritage Act*. The site is within an area with composite archaeological potential. Archaeological clearance is required prior to ground disturbance.

6. The resulting development has adequate municipal water and sewage services within the Urban Boundary, or is capable of providing individual on-site water and sewage services outside the Urban Boundary;

The subject property is currently utilizing municipal water and sewage services within the urban boundary. The current proposal is requesting to intensify service usage by adding a second residential unit. Utilities Kingston has not raised concerns regarding the increase in services required. However, Utilities Kingston has reviewed the submitted servicing brief (Exhibit H) and has determined that a resubmission that incorporates an infield investigation is required due to inconsistencies with Utilities Kingston's records. This is required prior to demolishing the garage in the backyard.

7. Whether the application and the cumulative impact of the proposed variances would be more appropriately addressed by a zoning amendment to the applicable zoning by-law;

The application and cumulative impact of the proposal does not warrant a zoning by-law amendment.

8. The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance including any reasonable requirements, recommendations of City departments, or the submission of studies as listed in Section 9.12 of this Plan that may be required to properly evaluate the application;

The Committee of Adjustment may require additional conditions as it deems appropriate to the approval of the application. Suggested conditions are listed in the recommendation above. Conditions may be added, altered or removed at the Committee's Discretion.

9. The degree to which such approval may set an undesirable precedent for the immediate area.

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The approval of the requested variances will not set a precedent for the immediate area, since each minor variance is reviewed independently and judged on its own merits and metrics.

The general intent and purpose of the Official Plan are maintained, as the proposed increase to building depth and reduction of setback regulations for the deck projection, with a covered porch, will not result in any negative impacts to adjacent properties or to the neighbourhood.

Variance Number 1:	Projections into Exterior Side Yards
By-Law Number 8499:	Section 5.8(c), 6.3(c)(iii) & 6.3(b)(ii)
Requirement:	Projections into yards above 1.2 metres must meet setback requirements for individual zones, which is 1.8 metres along Toronto Street.
Proposed:	Allow a projection into the exterior side yard that is 1.1 metres from the property line.
Variance Requested:	To permit a decrease in minimum side yard requirements by 0.7 metres.
Variance Number 2:	Maximum Building Depth
By-Law Number 8499:	Section 6.3(g)(ii)(a)
Requirement:	Average of established front and rear building lines of the two nearest permitted residential buildings on the same block on opposite sides of the building which is 12.6 metres.
Proposed:	Allow a maximum building depth of 16.1 metres.
Variance Requested:	To permit an increase to the maximum building depth by 3.5 metres.

2) The general intent and purpose of the zoning by-law are maintained

The subject property is zoned One-Family Dwelling and Two-Family Dwelling Zone 'A' in the City of Kingston Zoning By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended. The 'A' zone permits one-family dwellings and associated second residential units.

The proposal requires two variances to the following sections in Zoning By-Law Number 8499: **Variance 1:** 5.8(c), 6.3(c)(iii) & 6.3(b)(ii) and **Variance 2:** 6.3(g)(ii)(a)

Variance Number 1: Projections into Exterior Side Yards

The purpose of the encroachment provisions in Zoning By-Law Number 8499 is to ensure that encroachments do not impact the overall streetscape and that there are no impacts to the visibility at intersections as a result of said encroachment. Variance Number 1 maintains the general intent and purpose of the zoning by-law since there are other porch and stair projections of a similar nature in the immediate vicinity of the subject property. This appears to be a common occurrence in the surrounding neighbourhood. In addition,

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the intent and purpose are maintained since the deck projection is approximately 15 metres south from the intersection of Johnson and Toronto Street, and is located across the street from the right turn required for Johnson Street's one-way traffic. These factors should result in no visual interference at the Johnson and Toronto intersection. Finally, the deck provides an entrance way for the future residents of the proposed second residential unit that is connected to the street.

Variance Number 2: Maximum Building Depth

The purpose of the maximum building depth provisions in Zoning By-Law Number 8499 is to mitigate potential negative visual impacts that could result from overdevelopment, which carries the potential for intrusive overlook into rear yards and the potential loss of an acceptable amount of open space. Variance Number 2 maintains the general intent and purpose of the zoning by-law since the site is appropriately buffered along the east, west and south sides of the property and still fulfills the 30 percent landscaped open space requirement for the 'A' zone in By-Law Number 8499. The easterly neighbour (626 Johnson Street) already has a detached garage in their rear yard, which would help mitigate privacy and visual impact concerns. The southern neighbour (47 Toronto Street) is buffered by a deep rear yard on the subject property, the two proposed parking spaces and an existing lane between 628 Johnson Street and 47 Toronto Street, all of which help mitigate privacy and visual impact concerns. Additionally, there are hedges that currently exist along the westerly portion of the property behind the main building that buffer the change in view of the second residential unit addition for 642 Johnson Street and 52 Toronto Street.

The general intent and purpose of Zoning By-Law Number 8499 are maintained.

3) **The variance is minor in nature**

Variance Number 1: Projections into Exterior Side Yards

The requested variance to allow a reduced exterior side yard to facilitate a deck projection is considered minor as there will be no negative visual impacts to the community character and will not impact the sightlines at the intersection of Johnson and Toronto Street. The proposed deck, with a covered porch, is not uncommon for the area so it would fit within the existing community and would be used to provide street access to the proposed second residential unit. Furthermore, Johnson Street is a one-way arterial street with eastward travelling traffic and right turns off this street would be facilitated on the side of Toronto Street opposite the subject property. In addition, the proposed deck is setback approximately 15 metres from the intersection so there should be no impacts to car sightlines to impede safe driving and turns onto Johnson Street.

Variance Number 2: Maximum Building Depth

The requested variance to allow an increase to the maximum building depth is considered minor as there will be no negative visual impacts on the neighbouring lands, no privacy

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and overlook concerns, and the proposal contains similar massing to neighbouring properties. As the building is situated on a corner lot, there is a potential impact on the eastern, southern and western neighbouring properties. The easterly neighbour is buffered by a detached garage in the rear yard. The southern neighbour is buffered by a deep rear yard on the subject property, the two proposed parking spaces and an existing lane that separates the properties. There are hedges that currently exist along the westerly portion of the property that would buffer the view of the proposed second residential unit.

The proposed variances are considered minor in nature.

4) The variance is desirable for the appropriate development or use of the land, building or structure

Variance Number 1: Projections into Exterior Side Yards

The requested variance to allow a reduced exterior side yard to facilitate a deck projection, with a covered porch, is desirable for the appropriate development as deck projections that approach or surpass the lot line are common along nearby streets, such as Johnson, Toronto, Victoria and Earl Streets. As such, the proposed variance to permit a deck, with a covered porch, is appropriate and reflects the established built form of the existing neighbourhood. This layout and deck location is also appropriate since it is not anticipated to create any visual interference at the intersection of Johnson and Toronto Street, while providing street access to the proposed second residential unit.

Variance Number 2: Maximum Building Depth

The requested variance to allow an increase to the maximum building depth is desirable for the appropriate development and use of land as it will facilitate a second residential unit within the urban boundary while not causing potential negative visual impacts associated with excessive building depth. This is facilitated by a combination of existing site conditions, such as: (1) a detached garage to the east, (2) a deep rear yard on the subject property, two proposed parking spaces and an existing lane that separates the subject and southern properties, and (3) hedges that currently exist along the westerly portion of the property.

The proposed variances are desirable and appropriate development of the subject property.

Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Building Division | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Division) |
| <input type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input checked="" type="checkbox"/> Real Estate & Environmental Initiatives |
| <input checked="" type="checkbox"/> Fire & Rescue | <input checked="" type="checkbox"/> Kingston Hydro | <input checked="" type="checkbox"/> City's Environment Division |
| <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input type="checkbox"/> Canadian National Railways |
| <input checked="" type="checkbox"/> Housing | <input checked="" type="checkbox"/> District Councillor | <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> KEDCO | <input type="checkbox"/> Municipal Drainage | <input type="checkbox"/> Parks of the St. Lawrence |

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- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Building Division | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Division) |
| <input type="checkbox"/> CRCA | <input type="checkbox"/> KFL&A Health Unit | <input type="checkbox"/> Trans Northern Pipelines |
| <input type="checkbox"/> Parks Canada | <input type="checkbox"/> Eastern Ontario Power | <input type="checkbox"/> CFB Kingston |
| <input type="checkbox"/> Hydro One | <input type="checkbox"/> Enbridge Pipelines | <input type="checkbox"/> TransCanada Pipelines |
| <input type="checkbox"/> Kingston Airport | | |

Technical Comments

This application was circulated to external agencies and internal departments for their review and comment and there were no comments or concerns raised that would preclude this application from moving forward. Any technical comments that are received after the publishing of this report will be included as an addendum to the Committee of Adjustment agenda.

Public Comments

At the time this report was finalized, no public comments had been received. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment agenda.

Previous or Concurrent Applications

There are no concurrent or relevant historic planning applications on the subject property.

Conclusion

The requested variance(s) maintain(s) the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 8499. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance(s) are minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

Existing Policy/By-Law:

The proposed application was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

Provincial

Provincial Policy Statement, 2014

Municipal

City of Kingston Official Plan
Zoning By-Law Number 8499

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on March 23, 2020. Pursuant to the requirements of the *Planning Act*, a notice of Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 10 days in

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advance of the meeting. In addition, notices were sent by mail to a total number of 37 property owners (according to the latest Assessment Roll) within 60 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard.

Once a decision has been rendered by the Committee of Adjustment, a Notice of Decision will be circulated in accordance with the provisions of the *Planning Act*.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Tim Park, Manager of Development Approvals 613-546-4291 extension 3223

Phillip Prell, Planner 613-564-4291 extension 3219

Other City of Kingston Staff Consulted:

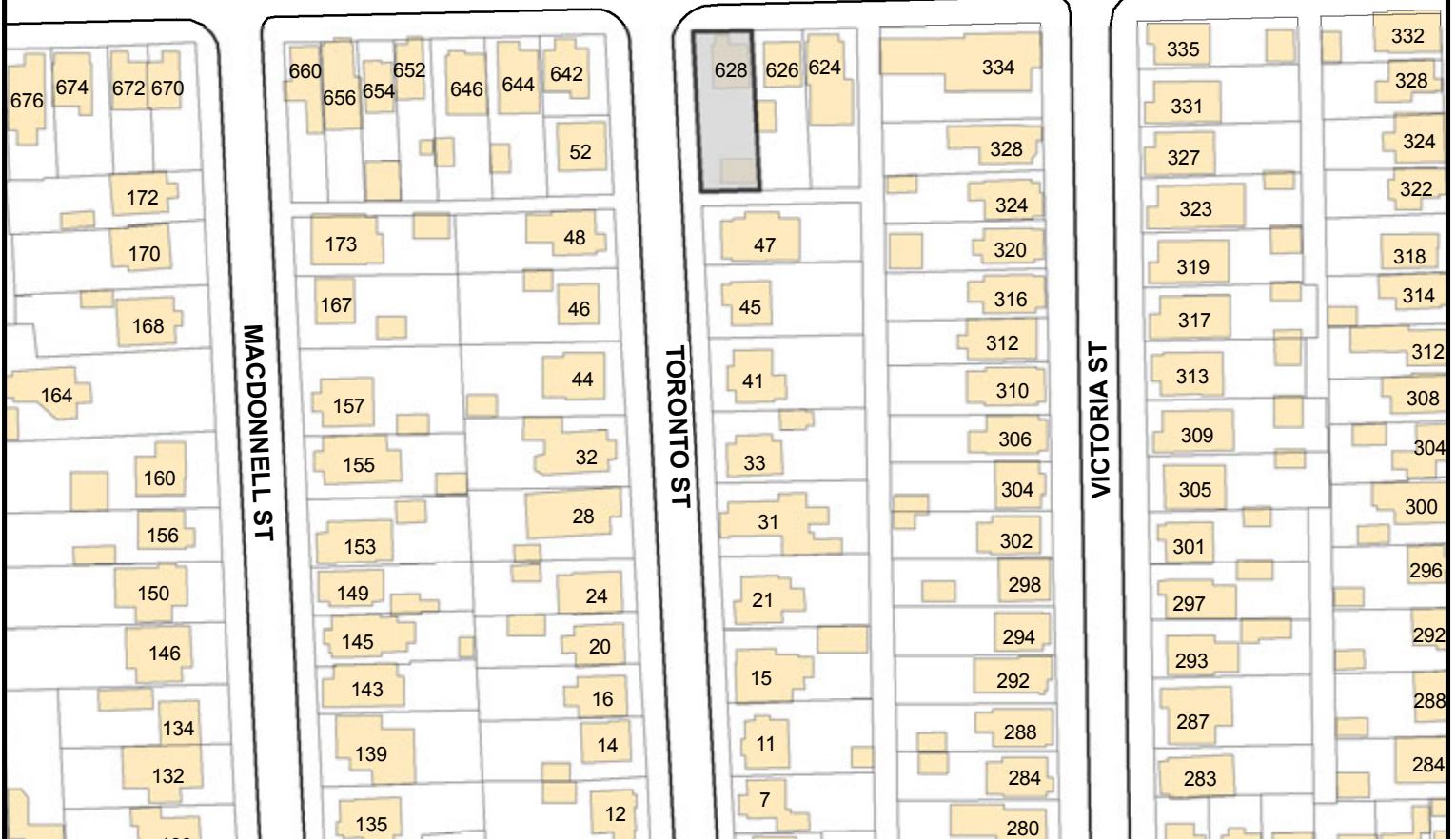
The application was circulated to the relevant internal departments and external agencies for review and comment. The responses to the technical circulation have been addressed in the technical review and included in this report.

Exhibits Attached:

- Exhibit A Key Map
- Exhibit B Public Notice Notification Map
- Exhibit C Official Plan Map
- Exhibit D Zoning By-Law Map
- Exhibit E Site Plan
- Exhibit F Photo
- Exhibit G IBI Group Incorporated Memorandum: Measurements
- Exhibit H Servicing Brief
- Exhibit I Neighbourhood Context (2018)



JOHNSON ST



MACDONNELL ST

TORONTO ST

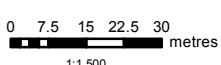
VICTORIA ST

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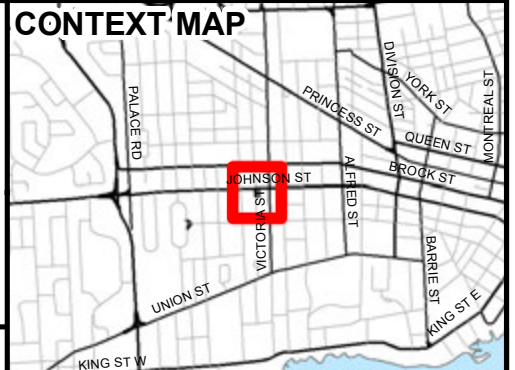


COMMITTEE OF ADJUSTMENT
Key Map

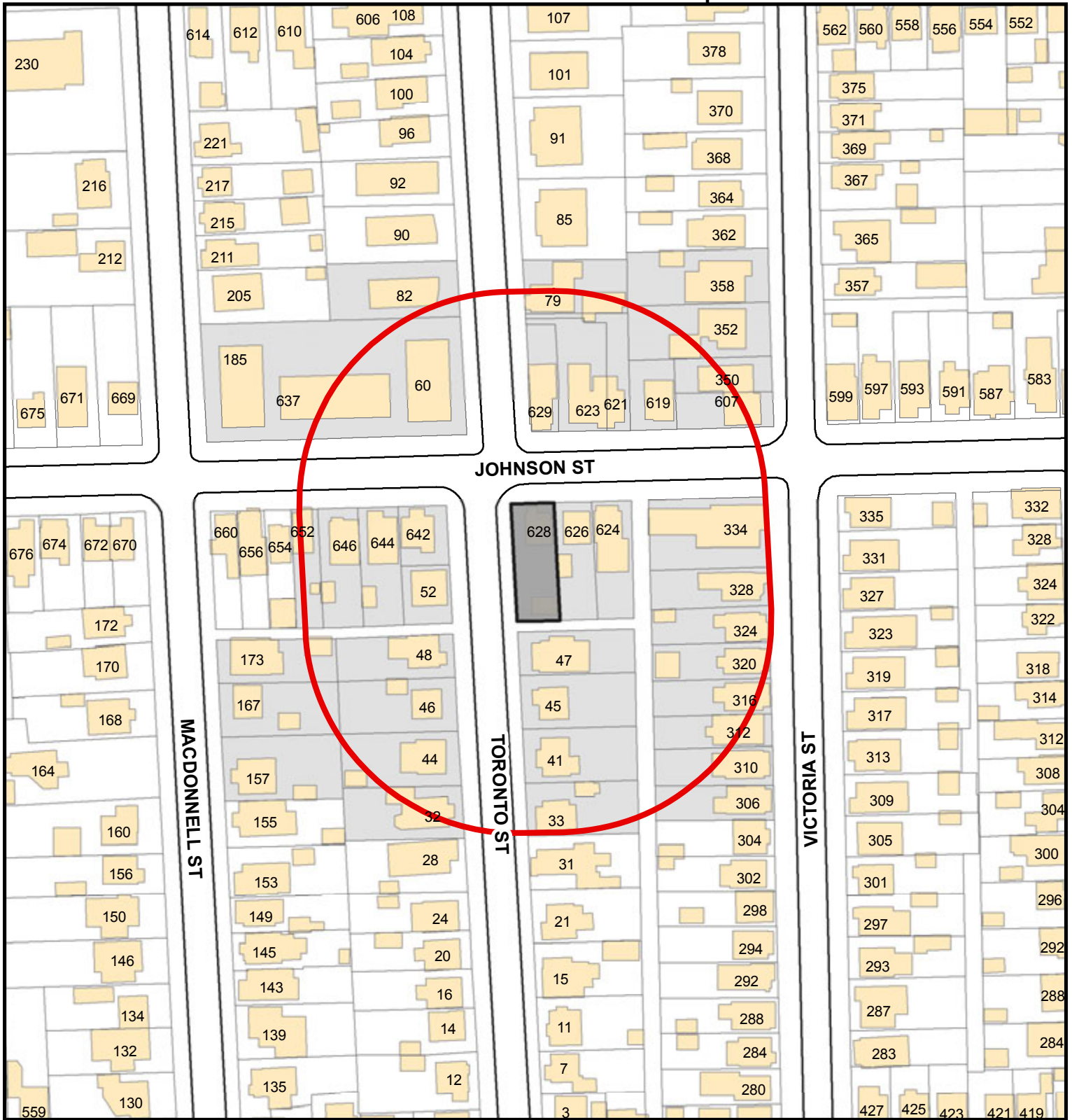
File Number: D13-005-2020
Address: 628 Johnson Street



DATE: 2020-02-04
PREPARED BY: rrochefort



Lands Subject to Minor Variance

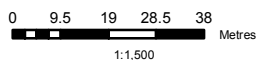


Planning Services

a department of
Community
Services

COMMITTEE OF ADJUSTMENT
Public Notice Notification Map

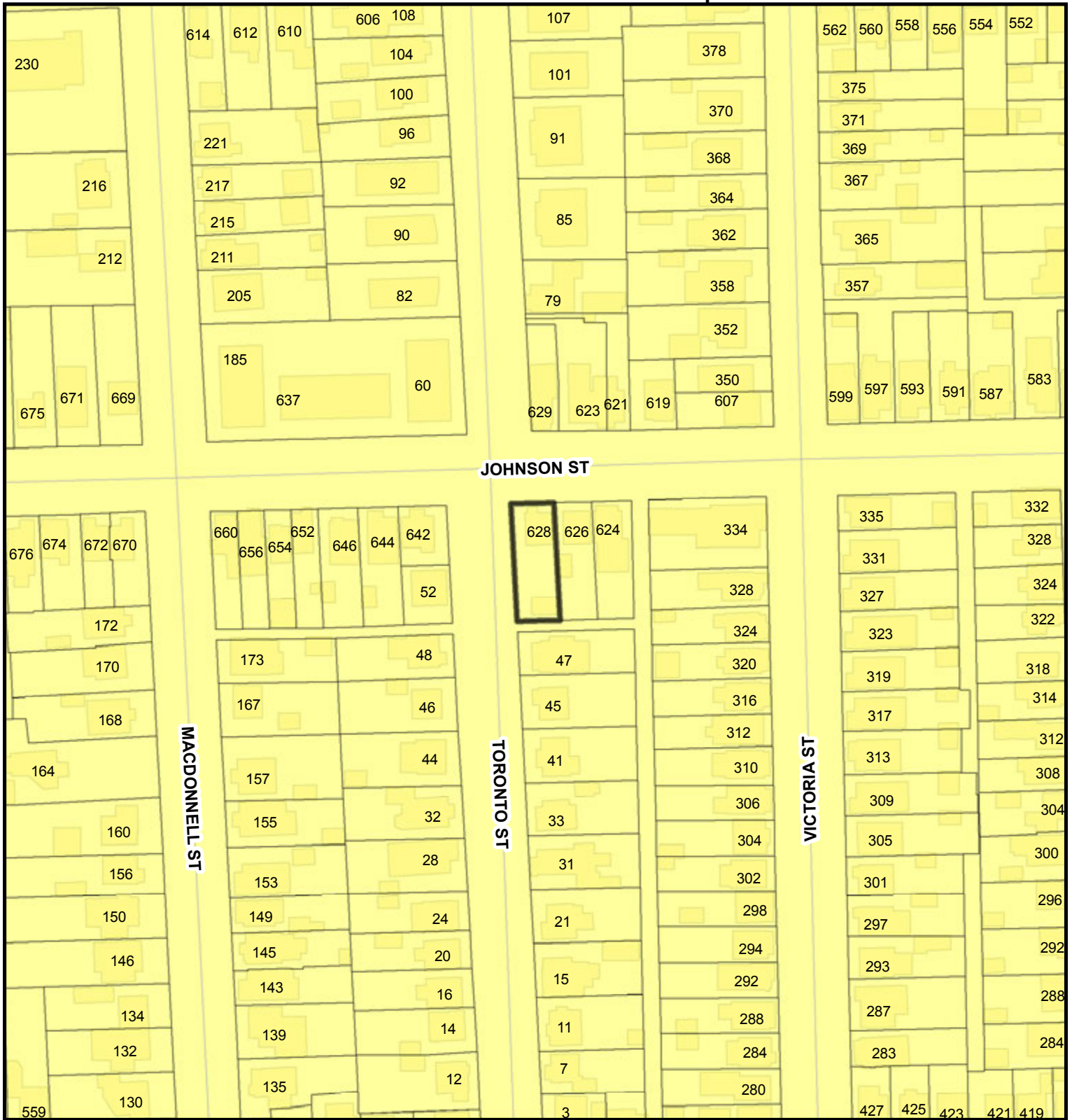
File Number: D13-005-2020
Address: 628 Johnson Street



Legend

- 60m Public Notification Boundary
- Subject Lands
- Property Boundaries
- 37 Properties in Receipt of Notice (MPAC)





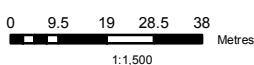
Planning Services
a department of
Community Services

COMMITTEE OF ADJUSTMENT
Official Plan, Existing Land Use

File Number: D13-005-2020
Address: 628 Johnson Street

Legend

- Subject Lands
- RESIDENTIAL





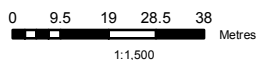


COMMITTEE OF ADJUSTMENT
Existing Zoning - By-law 8499, Map 30

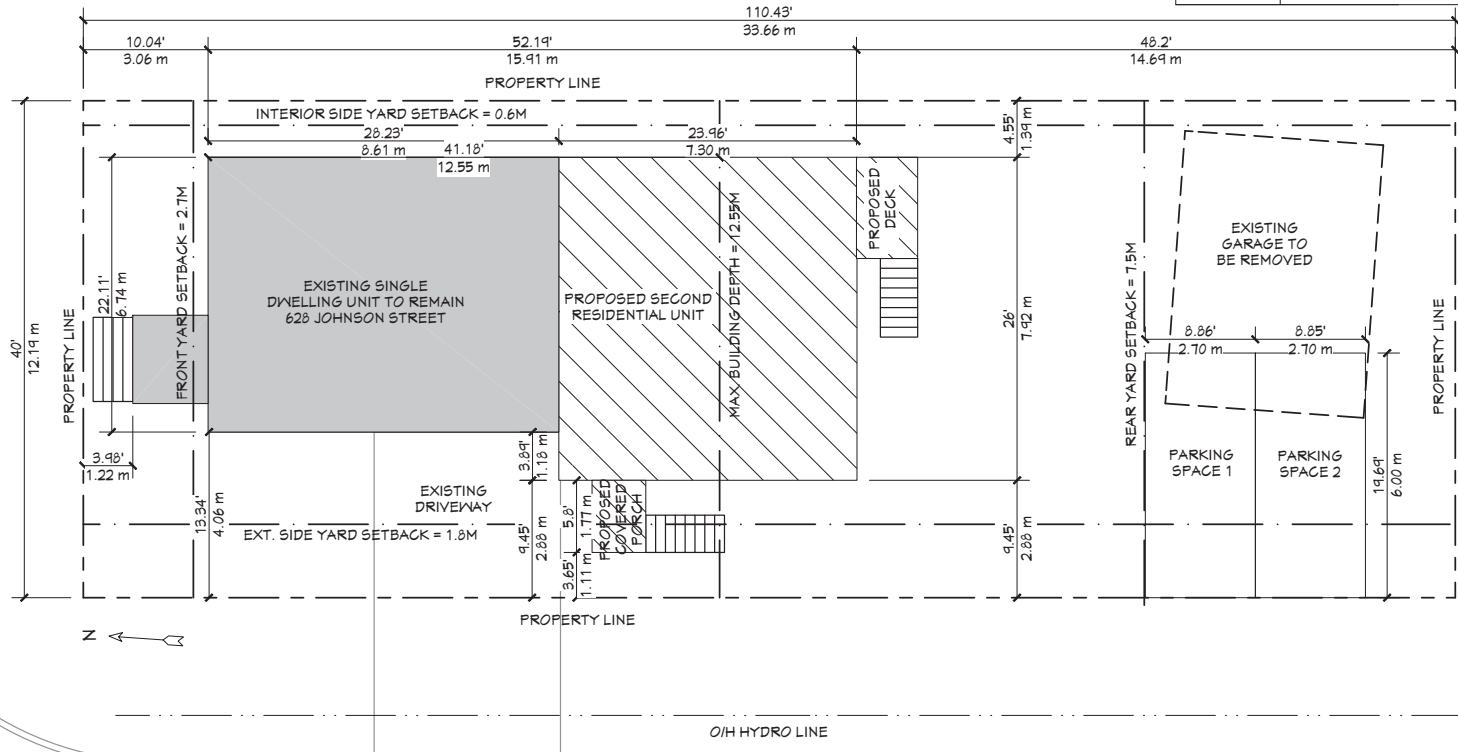
File Number: D13-005-2020
Address: 628 Johnson Street

Legend

-  Subject Lands
-  Consolidated Zoning



JOHNSON STREET



LEGEND	
	EXISTING BUILDING TO REMAIN
	2.7M X 6.0M PARKING SPACE
	PROPERTY LINE
	GRASSED AREA

- GENERAL NOTES:**
- DO NOT SCALE DRAWING
 - THIS DRAWING IS NOT TO BE REPRODUCED UNLESS PROPER WRITTEN CONSENT IS OBTAINED FROM HMD DRAFTING & DESIGN
 - ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION
 - ALL WORK SHOULD BE IN STRICT ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE & LOCAL MUNICIPAL BY-LAWS
 - THESE DRAWINGS MAY BE ALTERED DUE TO ON-SITE CONDITIONS NOT FORESEEN PRIOR TO CONSTRUCTION
 - AFTER PERMIT IS OBTAINED ANY CHANGES MADE BY OWNER OR CONTRACTOR WILL BE THEIR RESPONSIBILITY AND HMD DRAFTING & DESIGN WILL NOT BE RESPONSIBLE
 - BEFORE BEGINNING ANY WORK IF CONTRACTOR FINDS ANY DISCREPANCIES NOTIFY HMD DRAFTING & DESIGN TO RECTIFY A SOLUTION
 - THESE PLANS FORM THE BASES FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACE, DECKS, BALCONIES, AND FINISHED BASEMENTS, WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT

NO.	DATE	REVISIONS
7	02/12/2020	ISSUED FOR SITE PLAN REV.
6	01/31/2019	ISSUED FOR MINOR VARIANCE
5	11/10/2019	ISSUED FOR PRE-APPLICATION
4	15/10/2019	ISSUED FOR DESIGN APPROVAL
3	11/10/2019	ISSUED FOR DESIGN APPROVAL
2	21/09/2019	ISSUED FOR DESIGN REVISIONS
1	21/09/2019	ISSUED FOR PRELIM. DESIGN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

DESIGNER	BCIN
REGISTRATION INFORMATION	
HMD DRAFTING & DESIGN	40845
FIRM	BCIN

HMD
DRAFTING & DESIGN

Tel: 615-876-6634
Web: hmd-designs.ca
Email: heather@dressler.ca

PROJECT TITLE:
CONVERSION TO TWO DWELLING UNIT
628 JOHNSON ST, KINGSTON, ON

DRAWING TITLE:
SITE PLAN

SCALE:	AS NOTED	SHEET NO.
DATE:	SEPT 2019	A1
DRAWN BY:	HC	

ZONING NOTES:

628 JOHNSON STREET

ZONING: RESIDENTIAL 'A'

LOT FRONTAGE: 12.19M
LOT AREA: 410.32 SQM
EXISTING LOT COVERAGE TOTAL: 22%
PROPOSED LOT COVERAGE TOTAL: 28%
LANDSCAPE OPEN SPACE: 62%
OVERALL BUILDING HEIGHT: 9.67M
MAX. FSR: 1.0
PROPOSED FSR: <1.0

MIN. FRONT YARD SETBACK: 2.7M
MIN. SIDE YARD SETBACK: 0.6M
MIN. ext. side YARD SETBACK: 1.8M
MIN. REAR YARD SETBACK: 1.5M
MAX. BUILDING DEPTH: 12.55M
PROPOSED BUILDING DEPTH: 15.92M

SITE PLAN
1" = 10'-0"





IBI GROUP
650 Dalton Avenue
Kingston ON K7M 8N7 Canada
tel 613 531 4440
ibigroup.com

Memorandum

To/Attention	Phillip Prell, M.Pl	Date	February 7, 2020
From	Tracy Tucker	Project No	123833
cc	Ms. Heather Cirella		
Subject	Minor Variance Application 628 Johnson Street, Kingston		

Further to your correspondence with Ms. Heather Cirella of HMD Drafting & Design regarding the proposed variances with respect to the lands located at 628 Johnson Street, we can provide the following information. The requested variances were based on the information provided within the Pre-Application document for the subject lands, as well as our own measurements and investigations, which we found to be inconsistent on some points. Based on our review, modifications to the requested variances are being sought.

We will no longer be requesting variances for existing conditions, and have also updated some of the variance requests based on certain revised measurements.

The current by-law requirements for front and exterior side yards are calculated based on averages of the neighbouring dwellings “fronting on the same street (6.3(b)li). The subject lands are a corner lot. As such, in the case of the front yard average, the lands at 626 Johnson Street (east) and 642 Johnson Street (west, opposite Toronto Street) were reviewed. The lands at 47 Toronto (south) and 629 Johnson Street (north, opposite Johnson Street) were reviewed for the exterior side yard average.

For the calculation of required building depth, the by-law requirement is similar, but has one key distinction in that it refers to measuring the depth of the buildings on the “nearest lots on the same **block** on opposite sides of the subject building” [6.3(g)(ii)(1)(a)]. Based on a discussion with Staff, this is understood to mean the lot at 626 Johnson Street and the lot at 47 Toronto Street.

We are requesting that the variances ultimately to be granted for the proposed dwelling include a small allowance for construction error (reasonable “rounding”), which is typical practice in our experience. Further, our experience with the City of Kingston is that variances are typically based on measurements to one decimal place rather than two, as construction accuracy is not precise to two decimal places.

We note that for the measurements provided below, we have relied on the measurement tool available in KMaps as we only have survey information for the subject lands.

Front Yard Setback: 3.06m (existing), whereas the average of the two adjacent dwellings (not including steps or eaves) is required.

626 Johnson Street – 2.6m from Johnson Street
642 Johnson Street – 2.8m from Johnson Street

Based on these existing setbacks of buildings on either side, the average is 2.7m. Therefore, this variance is not required and we have updated our Planning Opinion Letter to this effect.

Phillip Prell, M.PI – February 7, 2020

Front Porch Projection: 2.86m from the building, 0.19m from the lot line, whereas, a porch is permitted to project into a front yard 2.5m from the building, but not closer than 3.5m from the front lot line.

Given that the existing front yard is 3.06m, it would not be possible to have a projection into the front yard. The proposed projection relief is two-fold: the first being an increase from 2.5m to 2.86m for the permitted projection from the building face, and the second being to permit the projection to be no more than 0.19m to the property line. In this instance, the projection is existing, and therefore is technical in nature to recognize the existing location of the front porch and steps. In our experience, these variances are not strictly required as they are unchanging and unaffected by the proposed addition, but we have requested them out of an abundance of caution. Our Planning Opinion Letter has been updated accordingly.

The proposed projections are typical of the neighbourhood and similar projections can be seen on the lands located at 624, 626, 629, 642, & 644 Johnson Street, as well as 45, 48, & 53 Toronto Street.

Exterior Side Yard Setback (Toronto Street frontage): 2.8m (proposed), whereas the average of the two adjacent dwellings is required.

47 Toronto Street – 3.6m from Toronto Street
629 Johnson Street – 0m to Toronto Street
Average: 1.8m

Therefore the variance to the exterior side yard is not required. Our Planning Opinion Letter has been updated accordingly.

Exterior Side Yard Porch Projection: 1.8m from the building, whereas, because the porch is more than 1.2m above grade, the permitted projection is the required minimum exterior side yard setback.

Variance required: -0.72m projection into the required exterior side yard of 1.8m.

The minimum required exterior side yard is 1.8 m, and the proposed porch is to project to 1.08m from the exterior lot line, therefore the porch requires a variance of -0.72m. The requested variance from the exterior side yard setback is not anticipated to negatively impact the sight lines to the intersection as the proposed projection is well set back from the intersection.

Maximum Building Depth: 16.0m proposed, whereas the permitted maximum is the average distance between the established front building lines and the established rear building lines of the two nearest residential buildings on the nearest lots on the same block on opposite side of the subject building.

626 Johnson Street – 8.6m deep
47 Toronto Street – 16.5m deep

The subject lands are located on a corner lot, so the average on the same block, on opposite sides of the dwelling is based on the lots to the east and to the south. Given this, resulting in an average depth of 12.55 m.

Variance Required: Maximum building depth proposed is 16.0m, whereas, 12.55m is permitted based on the adjacent lands to the east within the same block. The requested variance would see an increase of 3.45m to the maximum building depth based on the average.

Planning Rationale: The purpose of the maximum building depth is to ensure that the subject lands are not over developed and that development will not impact the adjacent lands, with respect to shadow and overlook in the rear yard. The lands to the east of the subject lands, which would be

Phillip Prell, M.PI – February 7, 2020

most impacted by the proposed increase have a detached garage in the rear yard which would abut the proposed addition. As such, there are no anticipated impacts on the adjacent lands as a result of the increase to the building depth. Further the lands at 624 Johnson Street and 629 Johnson Street both contain deeper buildings than the proposed addition and so the proposed addition is not inconsistent with what is found in the immediate area

Revised Variance Request:

	Required/Permitted	Proposed	Extent of Variance
Minimum Front Yard	Average of the two adjacent dwellings: 626 Johnson – 2.6m 642 Johnson – 2.8m Average: 2.7m	3.06m (existing)	No variance required.
Maximum Front Yard Projection (0.6m to 1.2m in height)	2.5m from the building face, but no closer than 3.5m to the lot line	2.9m from the building face, but no closer than 0.1m to the lot line	+ 0.4m projection - 3.4m to front lot line However, as this is existing and unchanging, a variance is no longer being requested.
Minimum Exterior Side Yard	Average of the two adjacent dwellings: 47 Toronto – 3.5m 629 Johnson – 0.0m Average: 1.8m	2.8m	No variance required.
Maximum Exterior Side Yard Projection (>1.2m from grade)	Required yard setback 1.8m	1.08 m	-0.72m
Maximum Building Depth	The average distance between the established front building lines and the established rear building lines of the two nearest residential buildings on the nearest lots on the same block on opposite side of the subject building is permitted. 626 Johnson – 8.6m 47 Toronto Street – 16.5m Average: 12.55m	16.0m	+ 3.45m

Servicing Brief

628 Johnson Street. Kingston, ON



Prepared for Sasi Kunaratnam
by IBI Group
January 31, 2020

Document Control Page

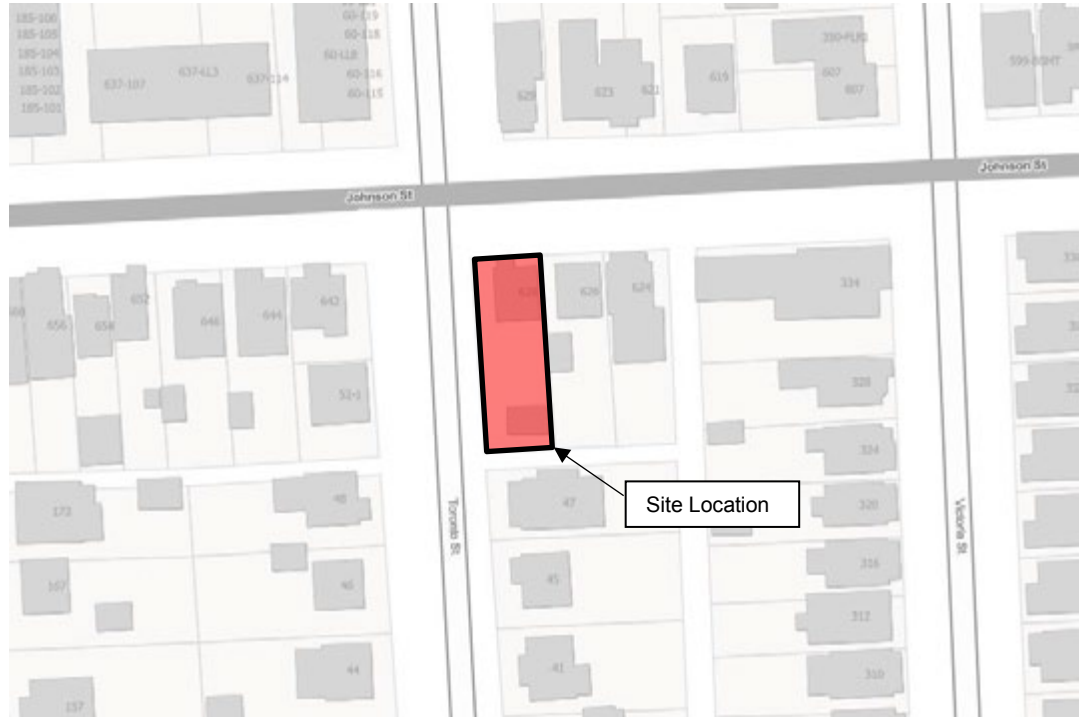
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PROJECT NAME:	628 Johnson Street - Conversion to Two Units
REPORT TITLE:	Servicing Brief
IBI REFERENCE:	123834
VERSION:	1
DIGITAL MASTER:	J:\123834_628JohnsonEngineering\6.0_Technical\6.01_Brief\CTR_628Johnson_ServicingBrief_2020-01-31.docx
ORIGINATOR:	Corey Alderman, P.Eng.
REVIEWER:	Bill Thomas, M.Eng., P.Eng.
AUTHORIZATION:	Bill Thomas
CIRCULATION LIST:	
HISTORY:	1: 2020-01-31 - Issued for Minor Variance

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1 Introduction

IBI Group was retained by Sasi Kunaratnam to prepare a Servicing Brief for the proposed site redevelopment at 628 Johnson Street, Kingston, ON.



The subject site's approximate legal description is:

LOT 9 AND PART OF LOT 10
 REGISTERED PLAN NO. B-29
 CITY OF KINGSTON
 COUNTY OF FRONTENAC

2 Water Servicing

2.1 Existing Water Servicing

The existing dwelling at 628 Johnson Street is believed to be serviced by a 25 mm service line that connects to a municipal watermain (200 mm diameter DI) located west of the property along Toronto Street. The location, material, size, and elevation of the existing watermain was estimated using the record drawings provided by the City of Kingston and GIS information provided by Utilities Kingston (see **Appendix A**).

Hydrant flow test results (see **Appendix B**) were provided by Utilities Kingston for hydrant #544, #553 and #554. Hydrant #553 is closest to the subject site and is located on the north-west corner of the intersection at Johnson Street and Toronto Street. Based on the hydrant flow test results, Hydrant #553 operates at a static pressure of 359 kPa (52 psi). The data provided also indicates that an available fire flow of 89 L/s with a residual pressure of 138 kPa (20 psi) is available for fire flow conditions. Hydrant #544 is located a block to the east at Johnson Street and Victoria Street, and Hydrant #554 is located a block to the south at Toronto Street and Earl Street. Based on the hydrant flow tests, Hydrants #544 and #554 have available flow rates of 51 L/s and 351L/s respectively, with a residual pressure of 138 kPa (20 psi).

2.2 Proposed Water Servicing

In order to determine the water demand for the proposed redevelopment, a fixture count calculation was prepared in accordance with the Ontario Building Code (OBC) and is included in **Appendix B**. The proposed two-unit dwelling is not anticipated to be sprinklered. All calculations for existing and proposed water services have therefore been based on the requirements to supply strictly domestic water to the proposed redevelopment.

The total fixture unit count and corresponding water service size for the proposed redevelopment is summarized in Table 1 below.

	FIXTURE UNITS	EXISTING SERVICE SIZE	PROPOSED SERVICE SIZE
Redevelopment (Conversion to Two Units)	33	25 mm (assumed)	25 mm

Table 1: Domestic Water Service Sizing

As per Table A-7.6.3.1.(2), of the Ontario Building Code, the assumed existing 25mm (1") water service is sufficient for providing the domestic water demand to the proposed redevelopment of the site to include two dwelling units. If the existing service is determined to be smaller than 25 mm, the existing service shall be decommissioned and abandoned at the main to the satisfaction of Utilities Kingston, and a new service lateral shall be installed with a minimum size of 25 mm.

Prior to the disconnection of an existing water service, a notification at least 48 hours in advance shall be provided to Utilities Kingston.

Refer to **Appendix D** for the proposed site servicing drawing (C-200).

3 Sanitary Sewer Servicing

3.1 Existing Sanitary Sewer Servicing

The existing dwelling at 628 Johnson Street is currently serviced by a 150 mm diameter service lateral from a 200 mm diameter sanitary sewer main located along Toronto Street. The location, size, and elevation of the existing sanitary service and main along Toronto Street was estimated using the record drawings provided by the City of Kingston and GIS information provided by Utilities Kingston (see **Appendix A**).

The estimated total capacity of the existing sanitary main along Toronto Street in the vicinity of the proposed redevelopment is 29 L/s. This capacity was estimated based on the pipe size and slope inferred from the record drawings provided by the City of Kingston (**Appendix A**). Capacity calculations are included in **Appendix C**.

For capacity of the existing sanitary sewer lateral, the existing service is assumed to be installed at 2%. The record drawings provided by the City of Kingston indicate the existing service size is 150 mm. The size and slope should be confirmed prior to construction. The capacity of a 150 mm service installed at a minimum of 2% is 21.5 L/s.

3.2 Proposed Sanitary Sewer Servicing

Calculations were conducted to determine the estimated peak sanitary flows from the existing dwelling and the proposed conversion to two units (see Sanitary Sewer Design Sheet in **Appendix C**). The estimated peak sanitary flows are summarized in Table 2 below.

	ESTIMATED PEAK SANITARY FLOW (L/S)	EXISTING SERVICE SIZE	REQUIRED SERVICE SIZE
Existing Dwelling	0.17	150 mm*	< 150 mm
Conversion to Two Units	0.37	150 mm*	< 150 mm

Table 2: Estimated Peak Sanitary Flows
 * Based on Record Drawings

Based on the estimated peak sanitary flows, the existing 150 mm diameter service lateral is believed to have sufficient capacity to service the proposed redevelopment.

A total peak sanitary flow of 0.37 L/s is expected from the proposed site redevelopment. The increase in sanitary flow generated by the redevelopment is not anticipated to cause any capacity issues downstream of the development site, however we request that Utilities Kingston verifies the additional capacity is available in their existing infrastructure. It has been assumed that sufficient capacity is available for the proposed redevelopment and that no sewer infrastructure upgrades should be required.

Refer to **Appendix D** for the proposed site servicing drawing (C-200).

4 Utilities

4.1 Hydro

The current electrical service provider in the area of the proposed redevelopment is Utilities Kingston (Kingston Hydro). Existing above ground hydro is available along both Johnson Street and Toronto Street. The existing dwelling is serviced via these lines. Design of electrical servicing and coordination with Kingston Hydro shall be completed by others.

4.2 Gas

The current gas service provider in the area of the proposed redevelopment is Utilities Kingston. Existing gas mains are available along both Johnson Street and Toronto Street. The existing dwelling is serviced from Johnson Street. Design of gas servicing and coordination with Utilities Kingston shall be completed by others. The owner will need to submit a "Natural Gas Load Summary" to Utilities Kingston in order to determine service sizing for the proposed redevelopment.

4.3 Telephone

The telephone service provider in the area of the proposed redevelopment site is Bell Canada. It has been noted that Bell Canada has utility infrastructure in this area. Design of telephone servicing and coordination with Bell Canada shall be completed by others.

4.4 Cable

The cable TV provider in the area of the proposed redevelopment site is Cogeco. It has been noted that Cogeco has utility infrastructure in this area. Design and coordination with Cogeco shall be completed by others.

5 Conclusion

The proposed site redevelopment is in an area with well-developed municipal infrastructure. The existing municipal infrastructure is assumed to have sufficient capacity to service the proposed redevelopment. Utilities Kingston shall verify that the water and sanitary services outlined in this brief report can be accommodated by the existing municipal infrastructure. In our opinion, the redevelopment will not significantly impact the capacity of the existing utilities and will not require an upgrade to the existing municipal infrastructure. The proposed redevelopment shall be serviced with existing water and sanitary sewer service connections to existing municipal infrastructure, but may require a water service size upgrade if the existing service diameter is smaller than 25 mm.

The material in this report reflects IBI Group's judgement in light of the information available to it at the time of preparation and completion of this report. Should the above information not be accurate or current or change, it will be necessary to reconfirm the findings of this report. Any use which a Third Party makes of this report, or any reliance or decisions to be made based on it for other than its intended purpose, are the responsibility of such Third Party. IBI Group accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

Report prepared by:

Report reviewed by:



Corey Alderman, P.Eng.
Civil Engineering



Bill Thomas, M.Eng., P.Eng.
Associate – Manager
Civil Engineering



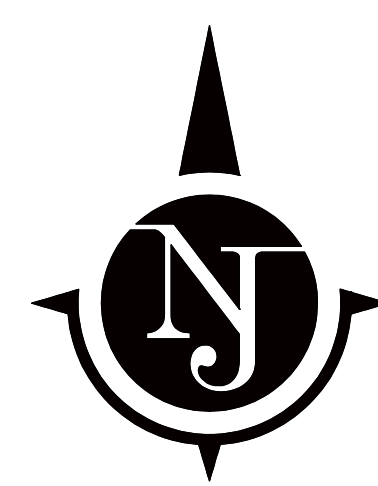
6 References

- Kingston. 2009. "*Site Plan Control Guidelines*". City of Kingston Planning & Development Department. Kingston, Ontario. Updated – December 2009.
- Kingston. 2014. "*Subdivision Development Guidelines & Technical Standards*". City of Kingston Planning and Development Department. Kingston, Ontario. Latest Update 30 January 2014.
- Ontario. 2012. "*Ontario Building Code 2012*". Ontario Ministry of Municipal Affairs and Housing. Toronto Ontario.
- KMaps, 2019. Digital image, City of Kingston, accessed December 19, 2019, <<https://apps.cityofkingston.ca/kmaps/>>

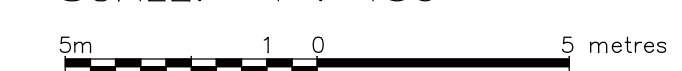
Appendix A – Record Drawings

1. Existing Topographic Survey
2. Existing Plan & Profiles – City of Kingston
3. GIS Map – Utilities Kingston

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2111307
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3).



PLAN OF SURVEY
OF LOT 9 & PART OF LOT 10
REGISTERED PLAN No. B-29
CITY OF KINGSTON
COUNTY OF FRONTENAC
SCALE: 1 : 150



METRIC
DISTANCES & COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

LESLIE M. HIGGINSON SURVEYING Ltd.
2020

THIS REPORT WAS PREPARED FOR
SASI KUNARATNAM & 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, THE LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 16TH
DAY OF JANUARY, 2020.

LESLIE M. HIGGINSON SURVEYING Ltd.
ONTARIO LAND SURVEYOR
KINGSTON, ONTARIO
JANUARY 22, 2020
DATE

Leslie M. Higginson
LESLIE M. HIGGINSON
ONTARIO LAND SURVEYOR

NOTE & LEGEND:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM
GPS OBSERVATIONS USING REAL TIME NETWORK(RTN) BASE
AND ROVER BASELINES AND ARE RELATED TO UTM ZONE 18,
(75° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COMPARISONS SHOWN IN BRACKETS ARE TO ASTRONOMIC BEARINGS
ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
GRID DISTANCES CAN BE CALCULATED BY MULTIPLYING THE GROUND DISTANCES
SHOWN ON THE PLAN BY THE COMBINED SCALE FACTOR OF 0.999769.
ELEVATIONS SHOWN ARE GEODETIC AND HAVE BEEN DERIVED FROM
GPS OBSERVATIONS USING REAL TIME NETWORK(RTN)
BASE AND ROVER BASELINES

SYMBOL	DENOTES	SURVEY MONUMENT PLANTED
□	"	SURVEY MONUMENT FOUND
■	"	SHORT STANDARD IRON BAR
SSIB	"	STANDARD IRON BAR
SIB	"	IRON BAR
IB	"	1/2" IRON BAR
SB	"	ROUND IRON BAR
RIB	"	PROPORTIONED
PROP	"	SET
S	"	MEASURED
M	"	LESLIE M. HIGGINSON O.L.S.
1596	"	DAN. J. CORMIER O.L.S.
1801	"	JAMES A. MINNES O.L.S.
1120	"	ORIGIN UNKNOWN
OU	"	REGISTERED PLAN No. B-29
RP1	"	REGISTERED PLAN No. 132
RP2	"	PLAN BY JAMES A. MINNES O.L.S. DATED JULY 26, 1984
P1	"	INST. No. FR722775
D1	"	GROUND
G	"	SIDEWALK
SW	"	CENTRE LINE
CL	"	EDGE OF PAVEMENT
EP	"	CONCRETE
C	"	PAVING STONES
PS	"	FENCE POST
FP	"	CHAIN LINK FENCE
CLF	"	HYDRO POLE
HP	"	OVERHEAD TRANSMISSION LINE
OHTL	"	OVERHEAD SERVICE LINE
OHSL	"	ANCHOR
ANC	"	SIGN POST
SP	"	MANHOLE
MH	"	SHRUB/BUSH
SHB	"	TREE CONIFEROUS
TC	"	TREE DECIDUOUS
TD	"	DIAMETER
φ	"	

THE POSITION OF THE UNDERGROUND SERVICES & STRUCTURES
HAVE NOT BEEN ESTABLISHED IN THE FIELD.

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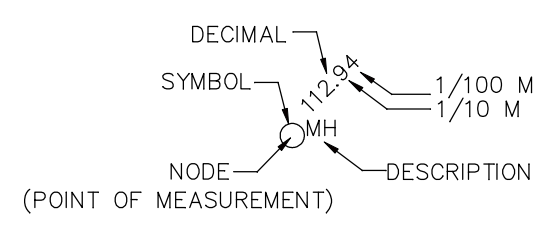
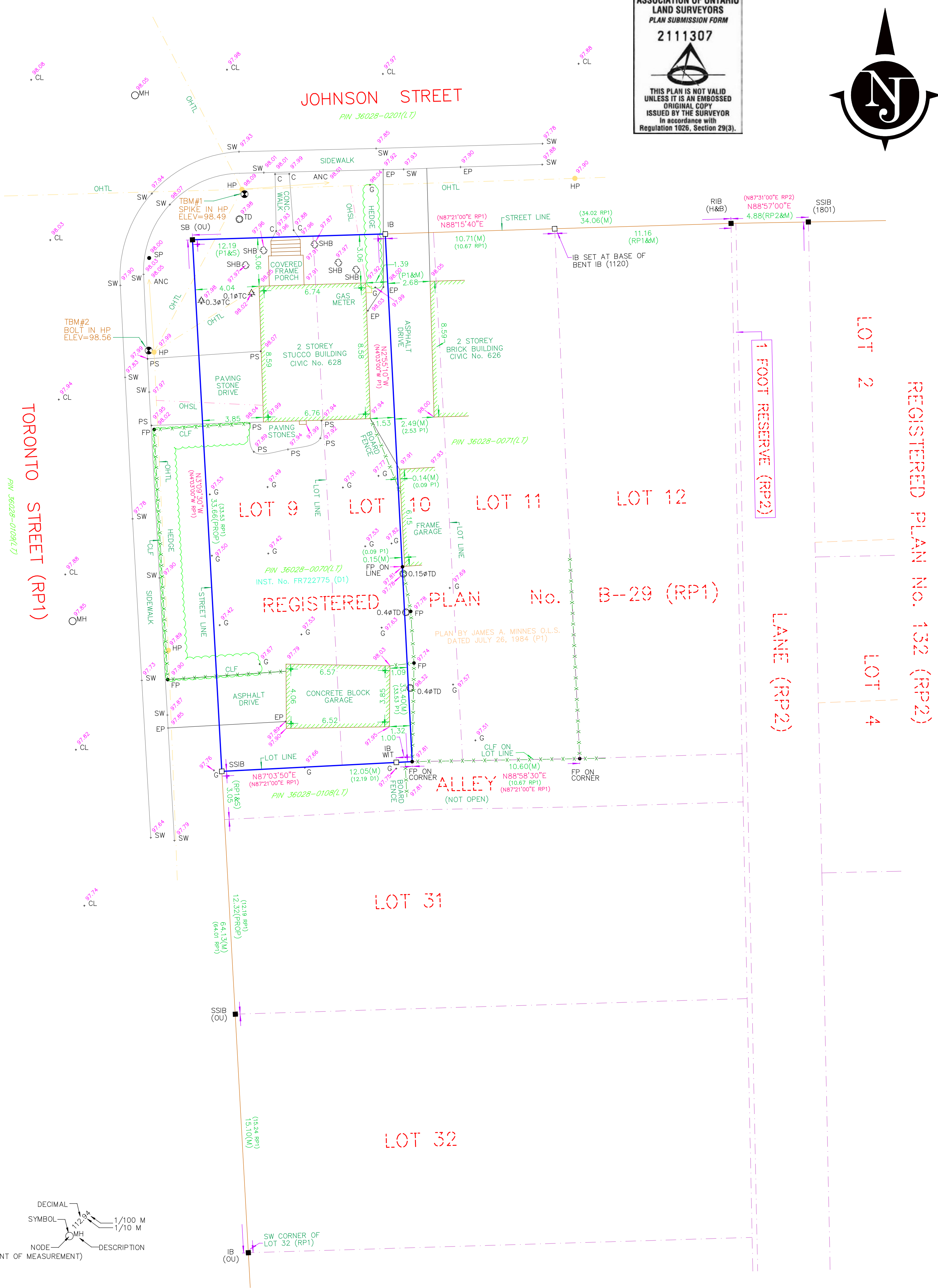
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DATED JANUARY 22, 2020

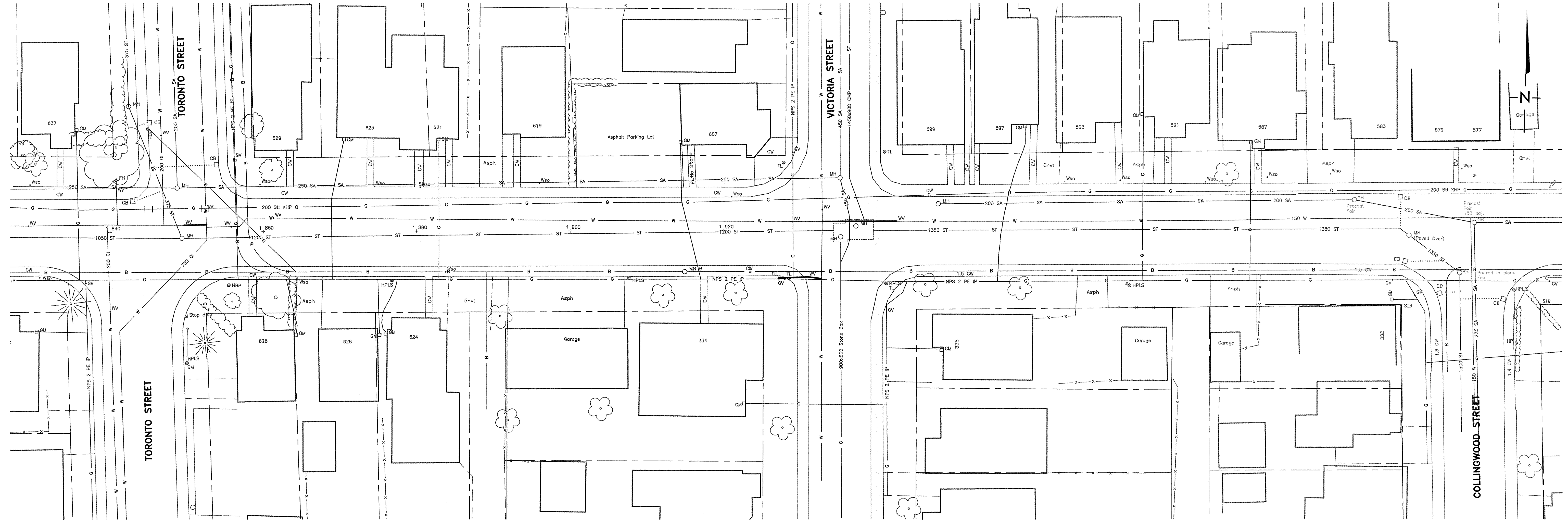
LESLIE M. HIGGINSON SURVEYING Ltd.

1064 GARDINERS ROAD
KINGSTON, ONTARIO K7P 1R7
(613) 389-7986 (FAX) 389-5578 or leslie@mhigginson.com

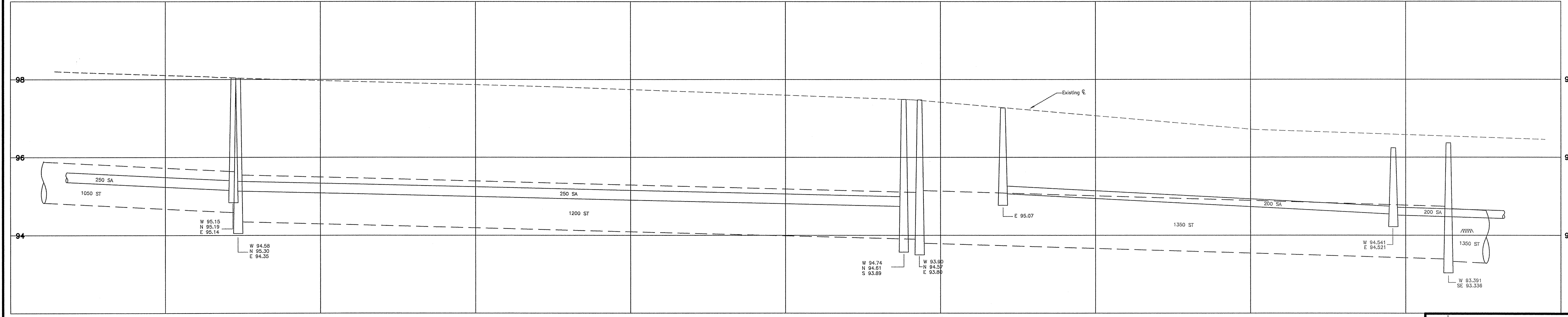
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JOHNSON STREET

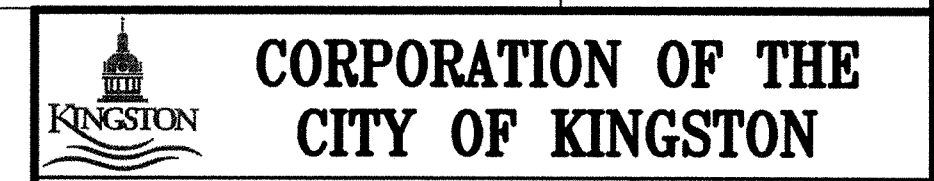


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at 2:57 PM



CORPORATION OF THE CITY OF KINGSTON
Engineering Department
Infrastructure Management

JOHNSON STREET
Collingwood to Victoria to Toronto

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DATE OF ISSUE: _____
CONTRACT: _____
DRAWING: **0315-316**
REV. SHEET

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Gas	15 Mar 11	MH	
Electric	15 Apr 11	MH	
Bell	8 Apr 11	NT	
Cable TV			
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As Built	2 Apr 08	NT/DS	UK-05-08

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No. 2 ELEVATION	

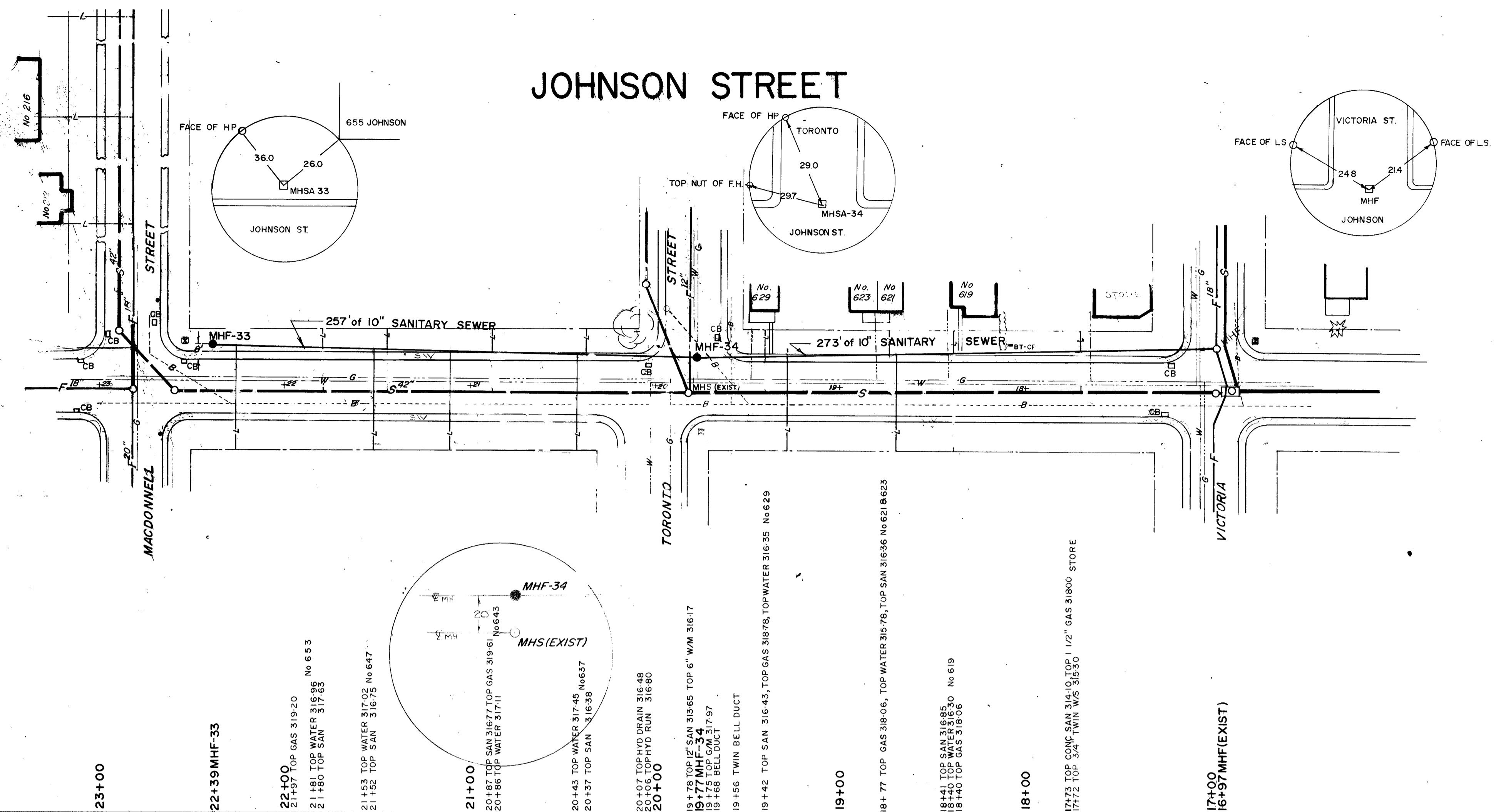
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APPROVED	
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Strm. Dagn			
Wm. Dagn			
Rd. Dagn			
Const.			

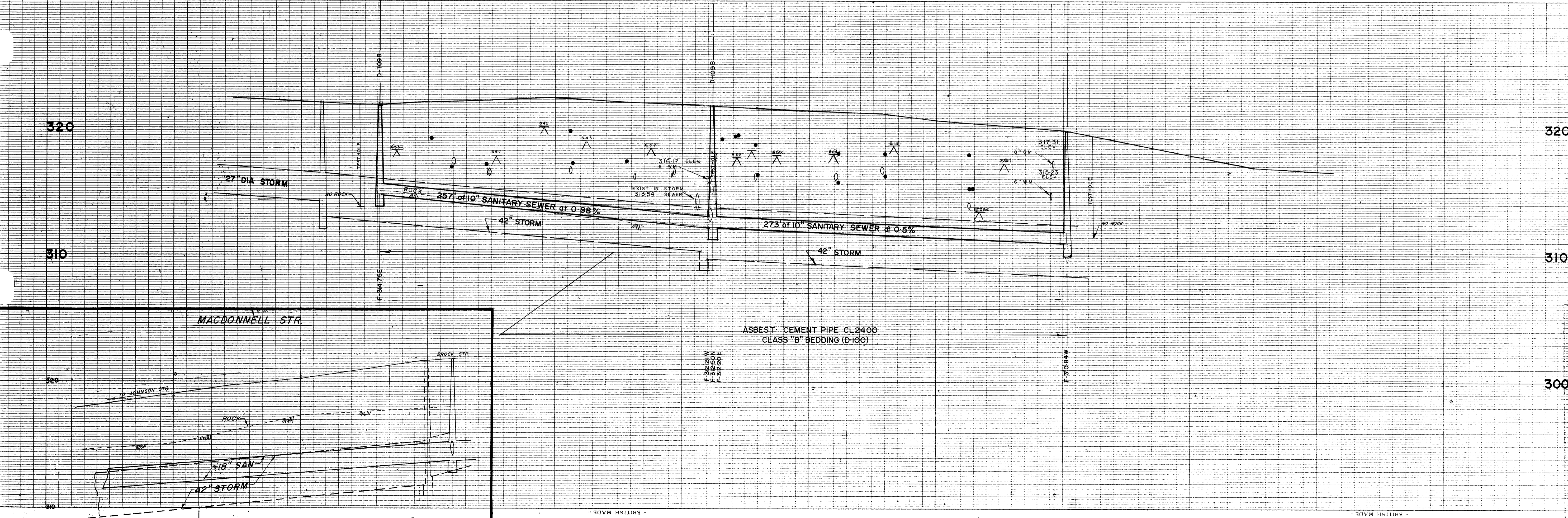
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JOHNSON STREET



LEGEND:

STORM SEWER	S
SANITARY SEWER	F
CATCH BASIN RUN	CB
GAS MAIN	G
WATER MAIN	W
SEWER LATERAL	L
BELL TELEPHONE	B



ASBUILT UNDERGROUND SERVICES JUNE 73 P.O. CHAMBERLAIN

BM ELEV. 323.95
TOP OF EAST ARM OF F.H. ON THE
CORNER OF TORONTO & JOHNSON STREETS

CITY OF KINGSTON
WORKS DEPARTMENT

JOHNSON STR
MACDONNELL to VICTORIA STR

DRAWN BY P.W.C.	DATE 15/5/72	CHECKED BY	SCALE HORIZ 1"=40' VERT 1"=4'
SEWER BY M.W. HAYWARD	DATE 18-8-72	APPROVED BY F. Campbell	
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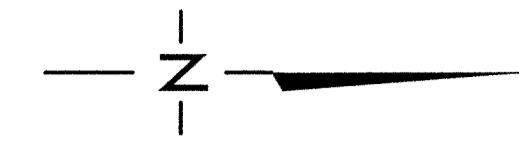
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DATE JAN 72

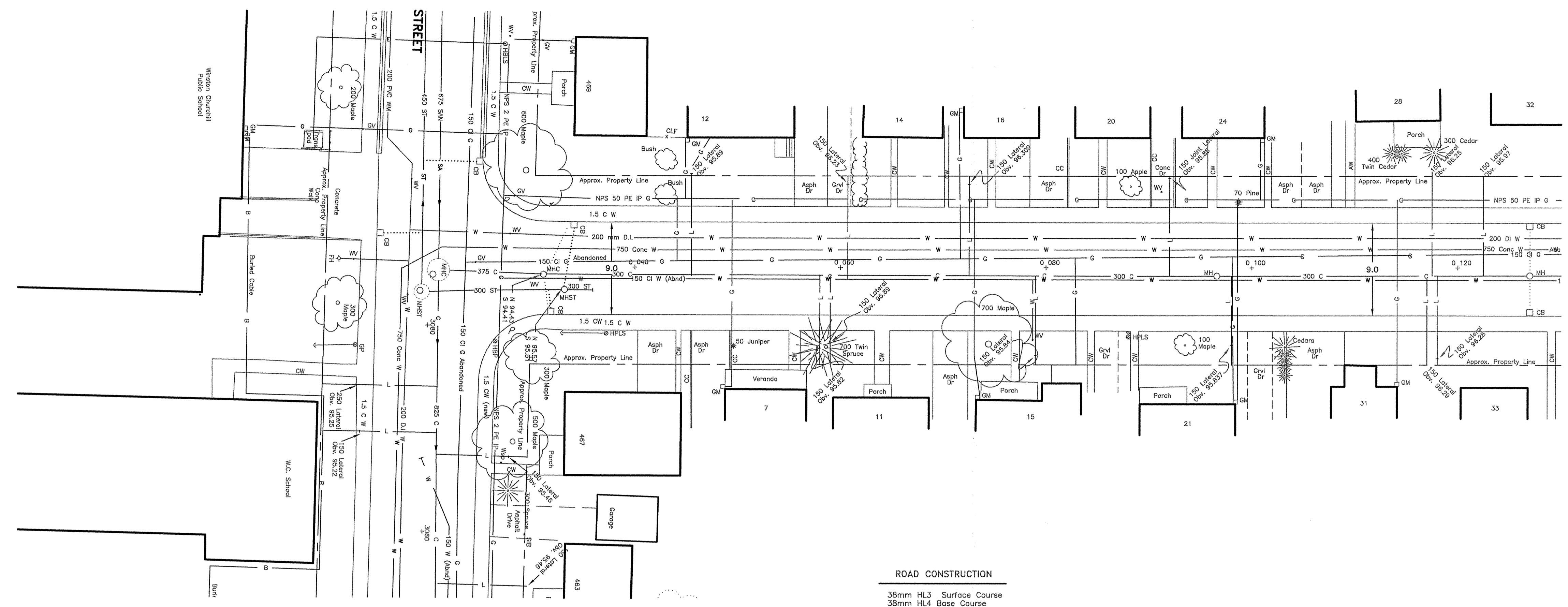
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S-1673

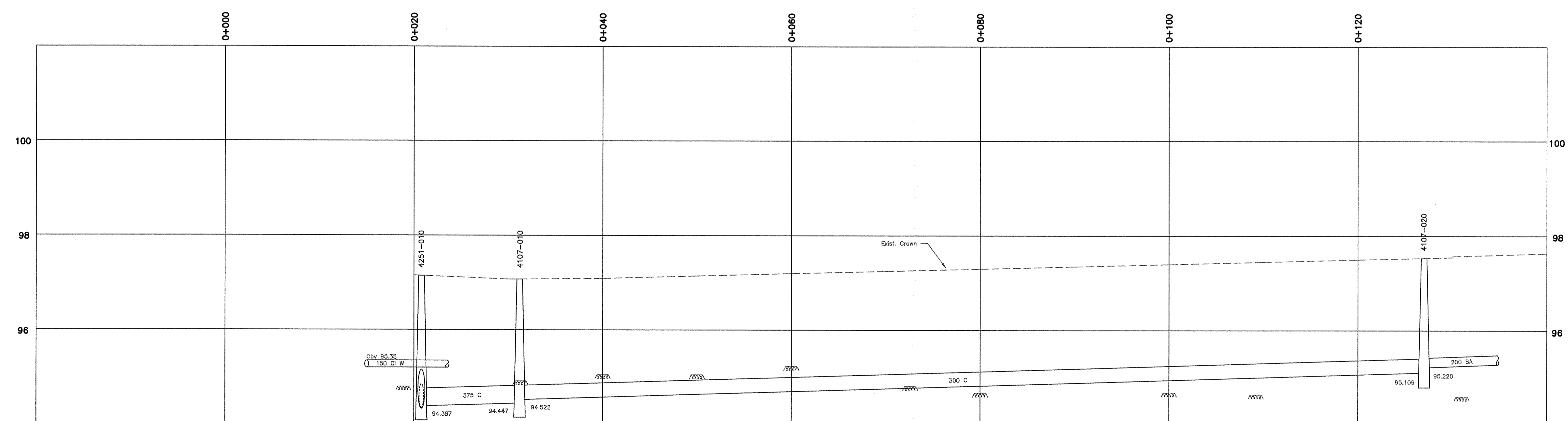
TORONTO STREET



DRAWING No. 4107-1
TITLE Toronto St.



ROAD CONSTRUCTION
38mm HL3 Surface Course
38mm HL4 Base Course
350mm Granular "A"



CITY OF KINGSTON
MUNICIPAL OPERATIONS - ENGINEERING SERVICES

TITLE
TORONTO STREET
Earl to Johnson

SCALE	Hor. 1:250 Ver. 1:50	DATE OF ISSUE	CONTRACT No.
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4107-1		SHEET	

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Gas	13 Jan 94	N.Bean	
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APPROVED	APPROVED
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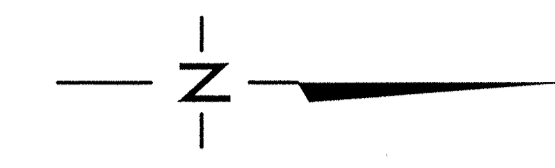
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Contractor to check, verify and be responsible for all services, structures and utilities.
Soundings are shown for information only; Refusal or assumption of same is not guaranteed.

BENCH MARKS		No.
No. 1 ELEVATION	97.205 (93k-347)	
RR spike in guy pole on south side of Earl at Toronto		
No. 2 ELEVATION	97.723 (93k-348)	
Top of N/W corner of first conc. step #11 Toronto St. 45m ± of Earl St.		

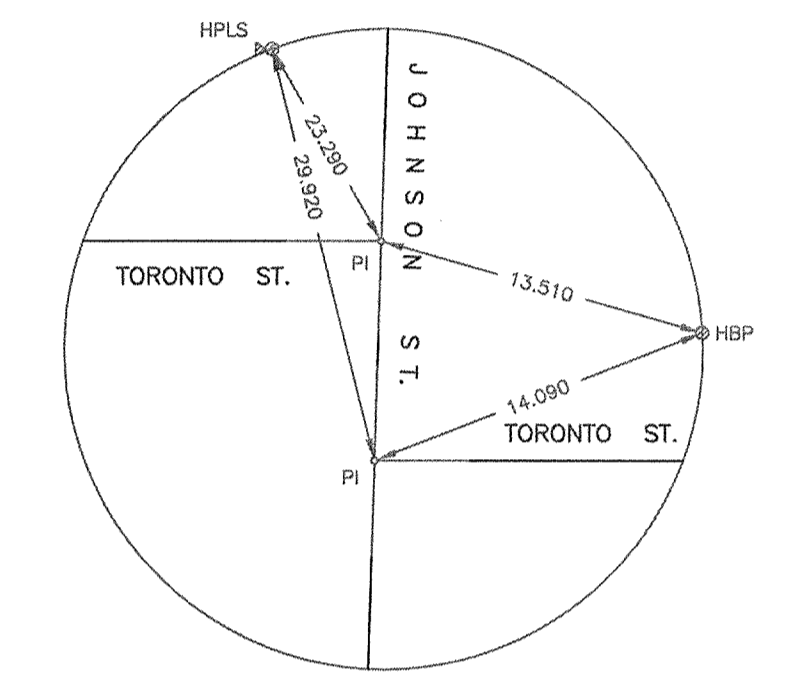
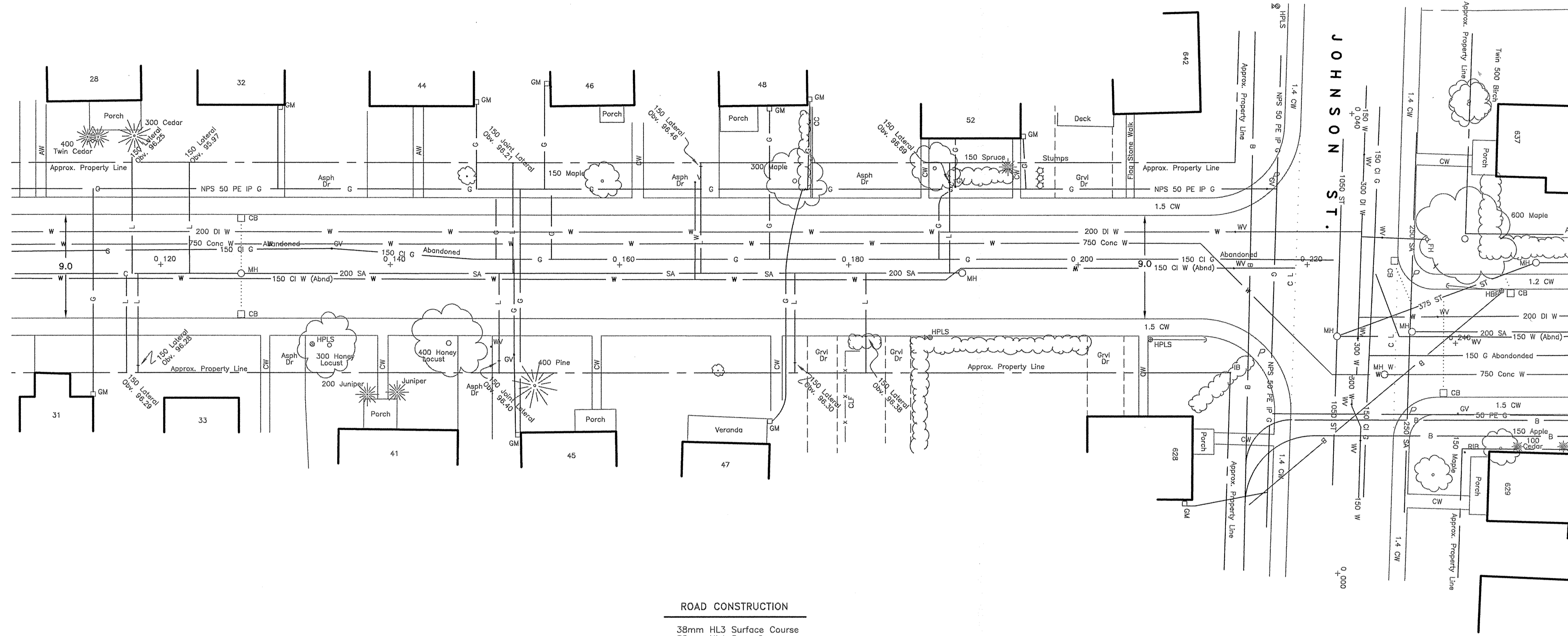
REVISION DATA		BY	DATE	APPR'D	DRAWING	BY	DATE	CHK'D
					Detail	N.Bean	21 Dec 93	
					U/G	N.Bean	21 Dec 93	
					Swr. Dagn			
					Rd. Dagn			
					Const.			

Plotted: ct

TORONTO STREET



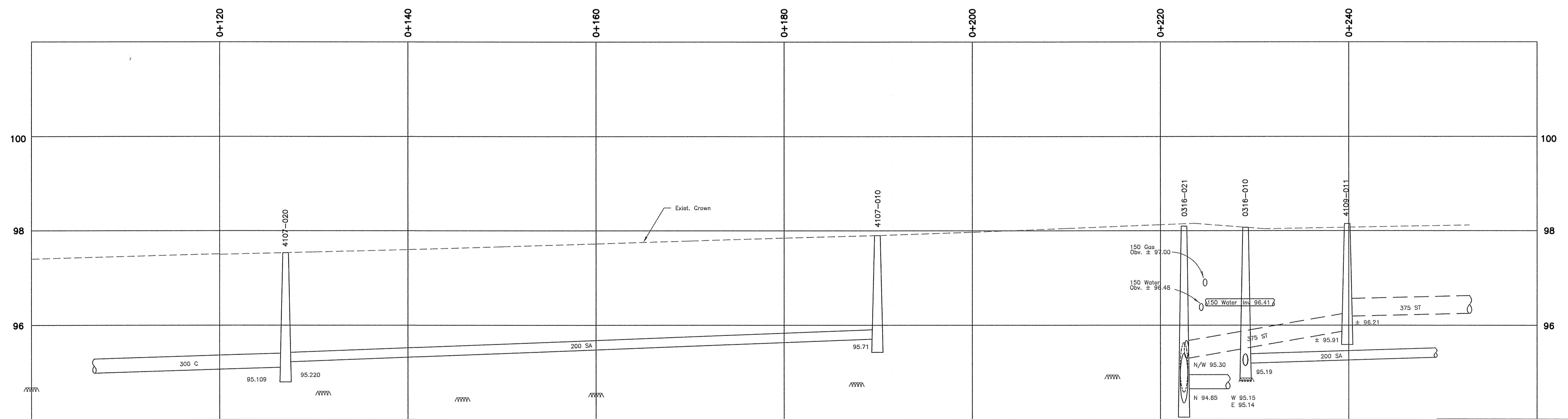
DRAWING No. 4107-2
TITLE Toronto St.



PI 0+223.487 Toronto St.
= 0+026.860 Johnson St.

PI 0+230.347 Toronto St.
= 0+020 Johnson St.

ROAD CONSTRUCTION
38mm HLL3 Surface Course
38mm HLL4 Base Course
350mm Granular "A"



Water	13 Jan 94	N.Bean	
Gas	13 Jan 94	N.Bean	
Bell	18 Oct 94	N.Bean	Marked-up Print
Sewers	01 Feb 95	N.Bean	Laterals/MH ID's
Detail			
As Built	27 Feb 96	N.Bean	95 - 10W

APPROVED	APPROVED
----------	----------

WARNING
Contractor to check, verify and be responsible for all services, structures and utilities.

Soundings are shown for information only; Refusal or assumption of same is not guaranteed.

BENCH MARKS	
No. 1 ELEVATION	97.949 (93k-349)
Top of N/E corner first conc. step #46 Toronto 60m ± south of Johnson on west side of Toronto St.	
No. 2 ELEVATION	98.292 (93k-324)
RR spike in HP on S/E corner of Johnson and Toronto Streets	

REVISION DATA	
BY	DATE
APPR'D	DRAWING
BY	DATE
CHK'D	

Detail	N.Bean	21 Dec 93
U/G	N.Bean	22 Dec 93
Swr. Dsgn		
Rd. Dsgn		
Const.		

SCALE	DATE OF ISSUE	CONTRACT No.
Hor. 1:250		
Ver. 1:50		
DRAWING No.	REV.	
4107-2		

CITY OF KINGSTON
MUNICIPAL OPERATIONS - ENGINEERING SERVICES

TORONTO STREET
Earl to Johnson

DIRECTOR OF ENGINEERING

FOR INFORMATION ONLY*

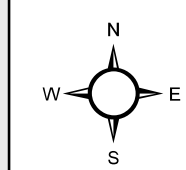
628 Johnson St

18/Dec/2019

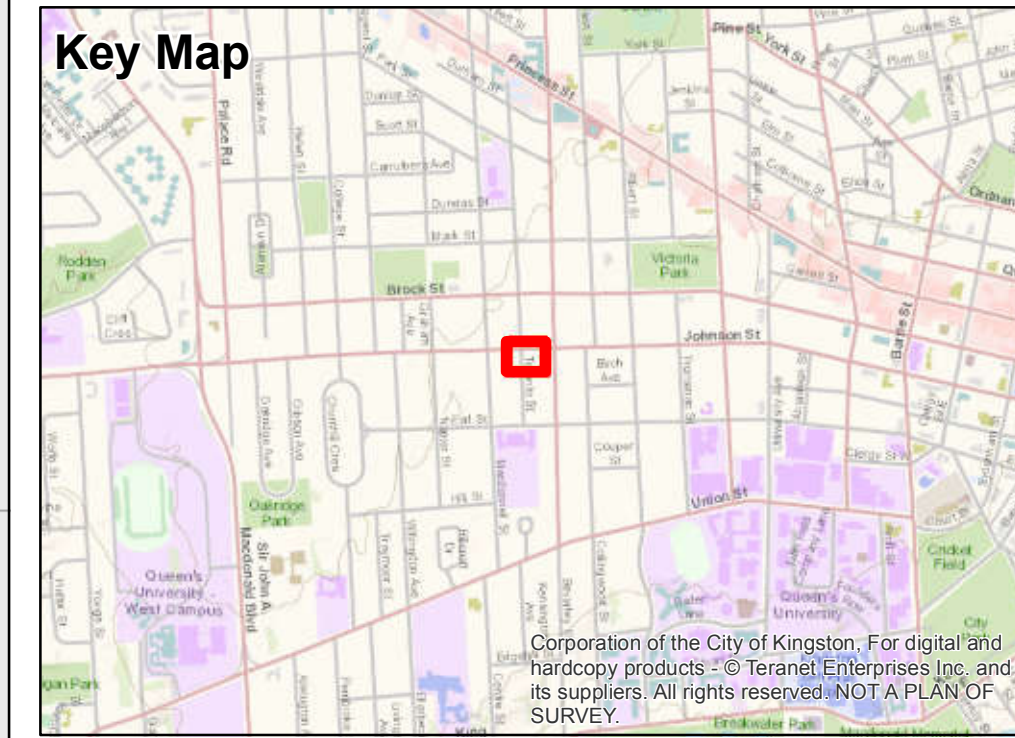
Legend

- | | |
|-------------------------------|------------------------------|
| Electric | Trunk Main |
| Transformer Bank | Pressurized Lateral Line |
| Distribution Pole | Lateral Line |
| Secondary Meter | Casing |
| Secondary OH Conductor | <all other values> |
| Transmission OH Conductor | Sanitary Structure |
| Sub-Transmission OH Conductor | WWTP |
| Distribution OH Conductor | Proposed Manhole |
| Secondary UG Conductor | Proposed Sewer Force Main |
| Transmission UG Conductor | Proposed Pressurized Lateral |
| Sub-Transmission UG Conductor | Proposed Lateral |
| Distribution UG Conductor | Storm Manhole |
| Switch Bus Bar | Approved for Construction |
| Underground Structure Area | Water |
| Duct Bank | Hydrant |
| Trench | Hydrant Valve |
| Wastewater | System Valve |
| Discharge Structure | Water Main |
| Lift Station | Hydrant Lead |
| Pump Station | Water Service |
| Storage Basin | Water Structures |
| Treatment Plant | Gas |
| System Valve | Transition |
| Control Valve | Meter |
| MISA Manhole | Valve |
| Manhole | Main |
| Fitting | Services |
| Trunk Force Main | |
| Sewer Force Main | |
| Gravity Sewer | |
| Service Sewer | |
| Syphon Sewer | |

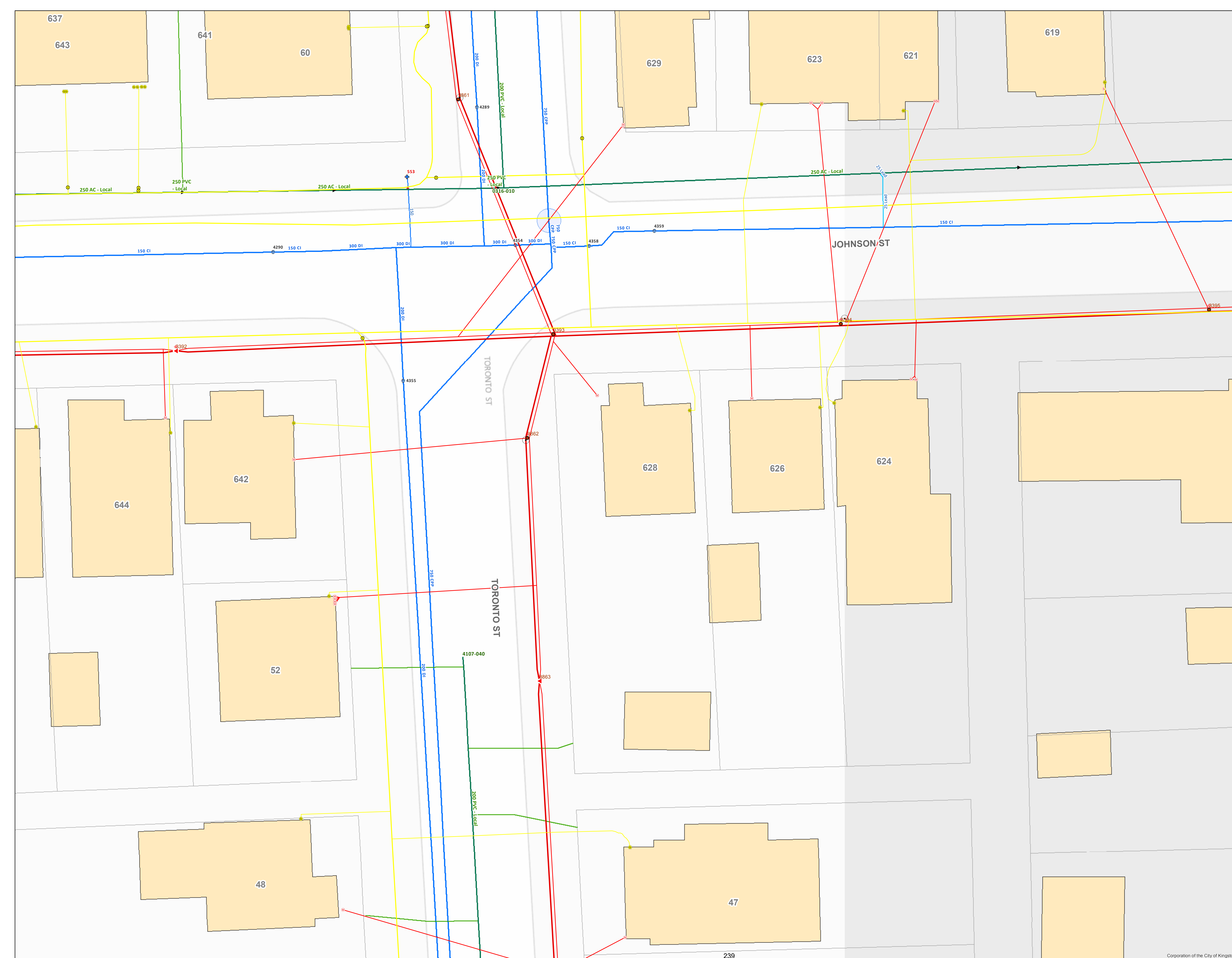
Note: Abandoned and Out of Service features appear in Grey.



Key Map



Utilities Kingston assumes no responsibility for inaccurate or inconsistent data set out in this map product. Utilities Kingston does not accept any responsibility for reliance thereon. Further, Utilities Kingston does not accept any responsibility for the accuracy of this information, nor is it responsible for any expenses or damages incurred, directly or indirectly, resulting from the use of this information. It is the responsibility of the user to verify map data in the field.



Appendix B - Water

1. Fixture Counts
2. OBC Table A-7.6.3.1
3. Hydrant Flow Test – Utilities Kingston



IBI Group
650 Dalton Ave.
Kingston, Ontario
K7M 8N7

FIXTURE COUNT

PROJECT: 628 Johnson Street
LOCATION: City Of Kingston
CLIENT: Sasi Kunaratnam

Item#	Fixture	OBC Table 7.6.3.2.A	Fixture Count (Conversion to Two Units)			Total Fixtures (Conversion to Two Units)	Total Hydraulic Load
			Basement	First Floor	Second Floor		
37	W.C.	2.2	2	1	2	5	11
20	Lav	1	2	1	2	5	5
4	Bath	1.4	1	0	2	3	4.2
23	Shr	1.4	0	1	0	1	1.4
29	K.S.	2	0	2	0	2	4
14	D.W.	1.4	0	0	0	0	0
8	CL.W.	1.4	2	0	0	2	2.8
	L.S.	1.4	0	0	0	0	0
16	HB	2.5	0	2	0	2	5
			7	7	6	20	33.4
Designed: CA			REVISION			Notes: Refer to Table A-7.6.3.1.(2) (Ontario Building Code, Appendix A) - Static Pressure on Hydrant #553: 52 psi. - Distance from Water Main to Building: approx. ±30.0.m Legend: W.C. - Water Closet K.S. - Kitchen Sink Lav - Lavatory D.W. - Dish Washer Bath - Bathtub CL.W. - Clothes Washer Shr - Shower HB - House Bib L.S. - Laundry Sink	
Checked: BT							
Dwg Reference: HMD Drafting & Design Sheets: A2 - A4 Sept 2019							
File Ref: 123834							
Date: 2020-01-28							

Table A-7.6.3.1.
Pipe Size Based on the Number of Fixtures Units Served⁽¹⁾

Water Service, inches	Water Distribution System, inches	Maximum Allowable Length, m														
		12	18	24	30	46	61	76	91	122	152	183	213	244	274	305
Pressure Range		Number of Fixture Units Served														
200 to 310 kPa (30 to 45 psi)																
3/4"	1/2"	6	5	4	3	2	1	1	1	0	0	0	0	0	0	0
3/4"	3/4"	18	16	14	12	9	6	5	5	4	4	3	2	2	2	1
3/4"	1"	29	25	23	21	17	15	13	12	10	9	7	6	6	6	6
1"	1"	36	31	27	25	20	17	15	13	12	10	8	6	6	6	6
1 1/2"	1 1/4"	90	68	57	48	38	32	28	25	21	18	15	12	12	11	11
1 1/2"	1 1/2"	151	124	105	91	70	57	49	45	36	31	26	23	21	20	20
2"	1 1/2"	151	151	132	110	80	64	53	46	38	32	27	23	21	20	20
2"	2"	359	329	292	265	217	185	164	147	124	96	70	61	57	54	51
2 1/2"	2 1/2"	445	418	390	370	330	300	280	265	240	220	198	175	158	143	133
311 to 413 kPa (46 to 60 psi)																
3/4"	1/2"	8	7	6	5	4	3	2	2	1	1	1	0	0	0	0
3/4"	3/4"	21	21	19	17	14	11	9	8	6	5	4	4	3	3	3
1"	1"	42	42	41	36	30	25	23	20	18	15	12	10	9	8	8
1 1/2"	1 1/4"	83	83	83	83	66	52	44	39	33	29	24	20	19	17	16
1 1/2"	1 1/2"	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2"	1 1/2"	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
2"	2"	359	359	359	359	359	318	280	250	205	165	142	123	110	102	94
2 1/2"	2 1/2"	611	611	610	580	535	500	470	440	400	365	335	315	285	267	250
Over 413 kPa (60 psi)																
3/4"	1/2"	8	8	7	6	5	4	3	3	2	1	1	1	1	1	0
3/4"	3/4"	21	21	21	21	17	13	11	10	8	7	6	6	5	4	4
1"	1"	42	42	42	42	38	32	29	26	22	18	14	13	12	12	11
1 1/2"	1 1/4"	83	83	83	83	83	74	62	54	43	34	26	25	23	22	21
1 1/2"	1 1/2"	151	151	151	151	151	151	130	113	88	73	51	51	46	43	40
2"	1 1/2"	151	151	151	151	151	151	142	122	98	82	64	51	46	43	40
2"	2"	359	359	359	359	359	359	359	340	288	245	204	172	153	141	129
2 1/2"	2 1/2"	611	611	611	611	611	611	610	570	510	460	430	404	380	356	329
Column 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17

Notes to Table A-7.6.3.1.:

(1) Where total fixture unit values exceed those given in this Table, the system must be designed according to a detailed engineering design method.

7.6.3.2.

2012 Building Code Compendium

Table 7.6.3.2.A.
Sizing of Water Distribution Systems⁽¹⁾⁽²⁾
Forming Part of Sentences 7.6.3.2.(1) to (3) and 7.6.3.4.(2), (3) and (5)

Fixture or Device	Minimum Size of Supply Pipe, in.	Private Use Hydraulic Load, fixture units			Public Use Hydraulic Load, fixture units		
		Cold	Hot	Total	Cold	Hot	Total
Bathroom group with 6 LPF flush tank ⁽³⁾	N/A	2.7	1.5	3.6	-	-	-
Bathroom group with greater than 6 LPF flush tank ⁽³⁾	N/A	4	3	6	-	-	-
Bathroom group with more than 3 fixtures	-	-	-	(4)	-	-	-
Bathtub with or without shower head	1/2	1	1	1.4	3	3	4
Bathtub with 3/4 in. spout	3/4	7.5	7.5	10	7.5	7.5	10
Bedpan washer	1	-	-	-	7.5	7.5	10
Bidet	3/8	1.5	1.5	2	-	-	-
Clothes washer, 3.5 kg	1/2	1	1	1.4	2.25	2.25	3
Clothes washer, 6.8 kg	1/2	-	-	-	3	3	4
Clothes washer, commercial ⁽⁵⁾	-	-	-	-	-	-	-
Dental lavatory	3/8	-	-	-	1.5	1.5	2
Dental unit, cuspidor	3/8	-	-	-	1	-	1
Dishwasher, commercial ⁽⁵⁾	-	-	-	-	-	-	-
Dishwasher, domestic	3/8	-	1.4	1.4	-	-	-
Drinking fountain or water cooler	3/8	-	-	-	0.25	-	0.25
Hose bibb	1/2	2.5	-	2.5	2.5	-	2.5
Hose bibb	3/4	3	-	3	6	-	6
Hose bibb, combination hot and cold	1/2	1.9	1.9	2.5	1.9	1.9	2.5
Lavatory, 8.3 L/min or less	3/8	0.5	0.5	0.7	1.5	1.5	2
Lavatory, greater than 8.3 L/min	3/8	0.75	0.75	1	1.5	1.5	2
Shower head, 9.5 L/min or less per head	1/2	1	1	1.4	3	3	4
Shower head, greater than 9.5 L/min per head	1/2	1.5	1.5	2	3	3	4
Shower, spray, multi-head, fixture unit per head	(5)	1	1	1.4	3	3	4
Sink, bar	3/8	0.75	0.75	1	1.5	1.5	2
Sink, clinic service faucet	1/2	-	-	-	2.25	2.25	3
Sink, clinic service with direct flush valve	1	-	-	-	6	-	6
Sink, kitchen, commercial, per faucet	1/2	-	-	-	3	3	4
Sink, kitchen, domestic, 8.3 L/min or less	3/8	1	1	1.4	1	1	1.4
Sink, kitchen, domestic, greater than 8.3 L/min	3/8	1.5	1.5	2	1.5	1.5	2
Sink, laboratory	3/8	-	-	-	1.5	1.5	2
Sink, laundry (1 or 2 compartments)	3/8	1	1	1.4	1	1	1.4
Sink, service or mop basin	1/2	-	-	-	2.25	2.25	3
Sink, washup, per faucet	1/2	-	-	-	1.5	1.5	2
Column 1	2	3	4	5	6	7	8

Table 7.6.3.2.A. (Cont'd)
Sizing of Water Distribution Systems⁽¹⁾⁽²⁾
 Forming Part of Sentences 7.6.3.2.(1) to (3) and 7.6.3.4.(2), (3) and (5)

Fixture or Device	Minimum Size of Supply Pipe, in.	Private Use Hydraulic Load, fixture units			Public Use Hydraulic Load, fixture units		
		Cold	Hot	Total	Cold	Hot	Total
Urinal, with direct flush valve	3/4	(6)	-	(6)	(6)	-	(6)
Urinal, with flush tank	3/8	3	-	3	3	-	3
Urinal, with self-closing metering valve	1/2	2	-	2	4	-	4
Water closet, 6 LPF or less with flush tank	3/8	2.2	-	2.2	2.2	-	2.2
Water closet, greater than 6 LPF with flush tank	3/8	3	-	3	5	-	5
Water closet, with direct flush valve	1	(6)	-	(6)	(6)	-	(6)
Column 1	2	3	4	5	6	7	8

Notes to Table 7.6.3.2.A.:

- (1) The *fixture unit* values in this Table are not applicable in certain *assembly occupancies* because of surges in use by the occupants. For such *occupancies*, refer to specific design information.
- (2) For *fixtures* not indicated in this Table, refer to Table 7.6.3.2.D.
- (3) *Bathroom group* is based on a 1/2 in. size bathtub supply pipe.
- (4) Add additional *fixture* to the *fixture* load for *bathroom group*.
- (5) Refer to the manufacturer's recommendations.
- (6) For *fixture unit* values for *fixtures* with direct flush valves, see Sentence 7.6.3.2.(4) and Tables 7.6.3.2.B. and 7.6.3.2.C.

Table 7.6.3.2.B.
Sizing of Water Distribution Systems for Urinals with Direct Flush Valves
 Forming Part of Sentences 7.6.3.2.(4) and 7.6.3.4.(5)

Number of Valves	Individual <i>Fixture Units</i> Assigned in Decreasing Values	<i>Fixture Units</i> in Accumulative Values ⁽¹⁾
1	20	20
2	15	35
3	10	45
4	8	53
5 or more	5 each	58, plus 5 for each additional <i>fixture</i> in excess of 5
Column 1	2	3

Notes to Table 7.6.3.2.B.:

- (1) The accumulative *fixture unit* values are the total values to be used in conjunction with Table 7.6.3.2.A.



Hydrant Flow Test Results



Hydrant Number: 553
Street: JOHNSON STREET
Cross Street: TORONTO ST & MACDONNELL ST
Distribution Area: C-CITY
Date: 05/31/2018
Time: 10:40:00 AM

FLOW A

FLOW B

FLOW C

FLOW D

Hydrant Number:	4453	4453
Static Pressure (psi):	52	52
Test flow Rate (US gal/min):	626	670
Residual Pressure (psi):	50	44

Rated Flow: 1416 US gal/min @ 20 psi residual pressure
 89 L/s @ 138 kPa residual pressure
Hydrant Class: A
Colour Code: GREEN

Notes: Recommended minimum 10psi drop between static and residual pressure not achieved.

These tests results are intended for colour coding of hydrants only. Utilities Kingston assumes no responsibility for the accuracy of this information or for reliance thereon for design.



Hydrant Flow Test Results



Hydrant Number: 554
Street: EARL STREET
Cross Street: TORONTO ST & MACDONNELL ST
Distribution Area: C-CITY
Date: 05/09/2016
Time: 08:58:00 AM

	FLOW A	FLOW B	FLOW C	FLOW D
--	--------	--------	--------	--------

Hydrant Number:	3414	3414		
Static Pressure (psi):	60	60		
Test flow Rate (US gal/min):	976	1606		
Residual Pressure (psi):	58	56		

Rated Flow: 5567 US gal/min @ 20 psi residual pressure
 351 L/s @ 138 kPa residual pressure
Hydrant Class: AA+
Colour Code: BLUE

Notes: Recommended minimum 10psi drop between static and residual pressure not achieved.

These tests results are intended for colour coding of hydrants only. Utilities Kingston assumes no responsibility for the accuracy of this information or for reliance thereon for design.



Hydrant Flow Test Results



Hydrant Number: 544
Street: VICTORIA STREET
Cross Street: EARL ST & JOHNSON ST
Distribution Area: C-CITY
Date: 05/10/2016
Time: 10:50:00 AM

	FLOW A	FLOW B	FLOW C	FLOW D
--	--------	--------	--------	--------

Hydrant Number:	3258
Static Pressure (psi):	52
Test flow Rate (US gal/min):	474
Residual Pressure (psi):	40

Rated Flow: 804 US gal/min @ 20 psi residual pressure
 51 L/s @ 138 kPa residual pressure
Hydrant Class: B
Colour Code: ORANGE

Notes:

These tests results are intended for colour coding of hydrants only. Utilities Kingston assumes no responsibility for the accuracy of this information or for reliance thereon for design.

Appendix C - Sanitary

1. Sanitary Sewer Design Sheet



SANITARY SEWER DESIGN SHEET

PROJECT: 628 Johnson Street.
LOCATION: City Of Kingston
CLIENT: Sasi Kunaratnam

LOCATION Street	Tributary Area		RESIDENTIAL POPULATION				FLOWS		INFILTRATION ALLOWANCE			TOTAL FLOW (l/s)	PROPOSED SEWER DESIGN								
	Area ID	From BLDG	To MH	Bedroom	Area (Ha.)	INDIV.	CUM.	Peaking Factor	Peak Flow (l/s)	Incr. Area (Ha.)	Cum. Area (Ha.)		Flow (l/s)	Capacity (l/s)	Pipe Size (mm)	Length (m)	Slope (%)	Velocity @ Full (m/s)	Vel @ Design (m/s)	Avail. Cap. L/s	Avail. Cap. (%)
Ex. Toronto Street		4107-101	4107-020										28.97	200	63	0.78	0.92	N/A	UK	UK	
Ex. Dwelling @ 628 Johnson St		Existing	Toronto Street	5	0.04	10	10	4.00	0.16	0.04	0.04	0.01	0.17	21.54	150	29	2.00	1.22	0.18	21.52	99.91
Proposed Conversion to Two Units		Ex. + Prop.	Toronto Street	11	0.04	22	22	4.00	0.36	0.04	0.04	0.01	0.37	21.54	150	29	2.00	1.22	0.46	21.17	98.30
Designed: CA													Population Per Bedroom: 2.0 Capita/Bedroom Avg. Per Capita Flow Rate: 350 L/day/cap Infiltration Allowance: 0.14 l/sec/Ha Assumed pipe loss coefficient = 0.013 Residential Peaking Factor: 4.00 - Estimated from Record Drawings - Assumed								
Checked: BT																					
Dwg Reference: C-200 Site Servicing Plan		File Ref: 123834		Date: 2020-01-28		Sheet No. 1 of 1															

Appendix D – Design Drawings

1. C-200 – Site Servicing Plan
2. C-300 – Grading Plan



- 1.0 GENERAL**
- LEGAL SURVEY AND TOPOGRAPHIC INFORMATION ILLUSTRATED WAS OBTAINED FROM LESLIE M. HIGGINSON SURVEYING Ltd. (FILE: CITY B-29)
 - THE SITE IS LOCATED AT 628 JOHNSON STREET, CITY OF KINGSTON, COUNTY OF FRONTENAC.
 - THE CURRENT AND PROPOSED USE OF THE SITE IS FOR RESIDENTIAL PURPOSES.
 - OWNER TO ENSURE EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ACCORDING TO THEIR MANUFACTURER'S GUIDELINES AND RELEVANT OPSD DETAILS, SHALL BE CHECKED ON DAILY BASIS, AND SHALL BE REMOVED, ALONG WITH ACCUMULATED SEDIMENT, IMMEDIATELY FOLLOWING THE EFFECTIVE STABILIZATION OF THE SITE.
 - CONTRACTOR SHALL OBTAIN LOCATES FOR ALL EXISTING UG SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO CONFIRM ALL TIE IN LOCATIONS, ELEVATIONS AND EXISTING PIPE SIZES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FROM THESE DRAWINGS SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL CONCRETE CURBS AND SIDEWALKS TO CONFORM TO O.P.S. AND CONSTRUCTED TO DETAILS PROVIDED. ALL CONCRETE SHALL BE "NORMAL PORTLAND CEMENT" IN ACCORDANCE WITH O.P.S. 1359 AND SHALL ACHIEVE A MINIMUM STRENGTH OF 30MPa AT 28 DAYS.
 - ALL DISTURBED AREAS BEYOND PROPERTY LIMITS TO BE REINSTATED TO MATCH EXISTING CONDITIONS AS DIRECTED BY ENGINEER. ALL BOUNDARIES TO BE BLENDED TO EXISTING CONDITIONS.

- 2.0 SANITARY**
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
 - ALL SANITARY SEWERS AND BUILDING SERVICES TO BE CSA CERTIFIED PVC SDR 35, BELL AND SPIGOT TYPE, WITH ELSATOMERIC GASKET AS PER OPSD 1041 AND CSA 8192.2 M1990. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OPSD 1055.01.
 - MINIMUM DEPTH OF COVER FOR SANITARY SEWER MAINS AND LATERALS IS 1.5m.
 - SANITARY LATERAL TO BE CONNECTED TO EXISTING SEWER WITH WYE FITTING AND A LONG RADIUS BEND.
 - CONTRACTOR TO VERIFY EXISTING SANITARY SERVICE CONNECTIONS PIPE CONDITIONS, LOCATIONS, AND ELEVATIONS FOR SUITABILITY FOR RE-USE PRIOR TO CONSTRUCTION.

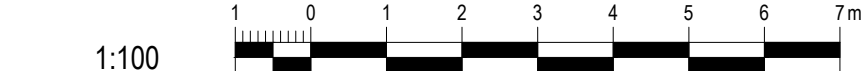
- 3.0 WATER**
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
 - WATERMAIN PIPE AND SERVICES TO BE PVC OR COPPER AS PER ONTARIO BUILDING CODE. ALL PIPE AND FITTINGS SHALL BE CERTIFIED CSA B137.3. PROVIDE A MINIMUM COVER OF 1.8m AND INSTALL AS PER OPSD 1102.02 TYPE 2. PROVIDE A MINIMUM OF 0.5m CLEAR VERTICAL SEPARATION BETWEEN WATER AND SEWERS AT ALL CROSSINGS.
 - WATER SERVICE TIE-INS (LIVE TAP) TO BE PERFORMED BY UTILITIES KINGSTON AS PER CITY OF KINGSTON SUBDIVISION DESIGN GUIDELINES (APPENDIX 2B - WATER DISTRIBUTION SYSTEM, SECTION 4.0 SERVICE CONNECTION). ALL SITE WORKS FOR COMPLETION OF LIVE TAP ARE TO BE PERFORMED BY THE CONTRACTOR INCLUDING, BUT NOT LIMITED TO TRAFFIC CONTROL, EXCAVATIONS, SHORING, BACKFILL AND RESTORATIONS.
 - ALL VALVES TO BE CLOCKWISE OPENING WITH "KINGSTON OPERATING NUTS".
 - THE PROPOSED WATER SERVICES PROVIDE DOMESTIC WATER SUPPLY ONLY. ALL PROPOSED BUILDING FIRE WATER SUPPLY AND PROTECTION MEASURES/SPRINKLER SYSTEMS, IF REQUIRED, ARE TO BE DESIGNED BY OTHERS AT THE DETAILED BUILDING DESIGN STAGE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS.

- 4.0 UTILITIES**
- EXISTING LOCATIONS ILLUSTRATED ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO COMMENCEMENT OF WORKS.
 - ALL NEW UTILITY WORKS TO BE IN ACCORDANCE WITH REQUIREMENTS OF UTILITIES KINGSTON, BELL CANADA AND COGECO.
 - TELEPHONE AND CABLE TELEVISION SERVICES TO BE PROVIDED AS PER RESPECTIVE PROVIDERS REQUIREMENTS.

- 5.0 CONSTRUCTION NOTES - ENVIRONMENT**
- WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, POTENTIALLY CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTES OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:
- THE CITY OF KINGSTON'S ENVIRONMENT DIVISION IS ADVISED THAT CONTAMINANTS OR WASTES HAVE BEEN DISCOVERED OR ARE SUSPECTED;
 - ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN O.REG. 153/04 OR AS REVISED.
 - ANY WASTES GENERATED BY SITE CLEAN UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
 - ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
 - ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATION 903 - WELLS OR AS REVISED;
 - IF IT APPEARS LIKELY THAT CONTAMINATION EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF THE ENVIRONMENT AND THE CITY OF KINGSTON'S ENVIRONMENT DIVISION;
 - CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND
 - THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTER (1-800-268-6960) AND TO THE MUNICIPALITY (546-4291 EXT. 1368) FORTHWITH.

LEGEND:

- PROPOSED WATER
- PROPOSED SANITARY
- EXISTING WATER
- EXISTING SANITARY
- PROPERTY LINE



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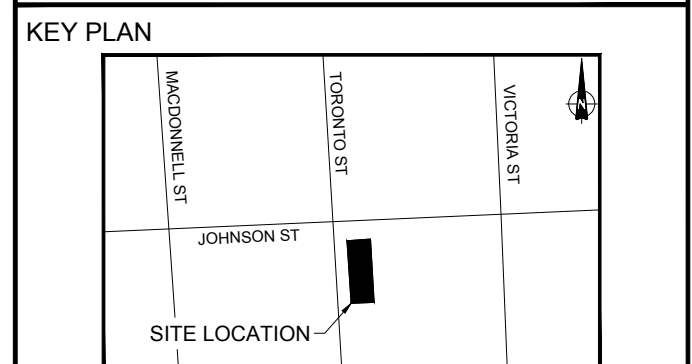
421 MEADOWVALE RD. TORONTO, ON
M1C 1S6

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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR MINOR VARIANCE	2020-01-31

FOR REVIEW



CONSULTANTS

SEAL

PROJECT
628 JOHNSON STREET
KINGSTON, ON

PROJECT NO:
123834

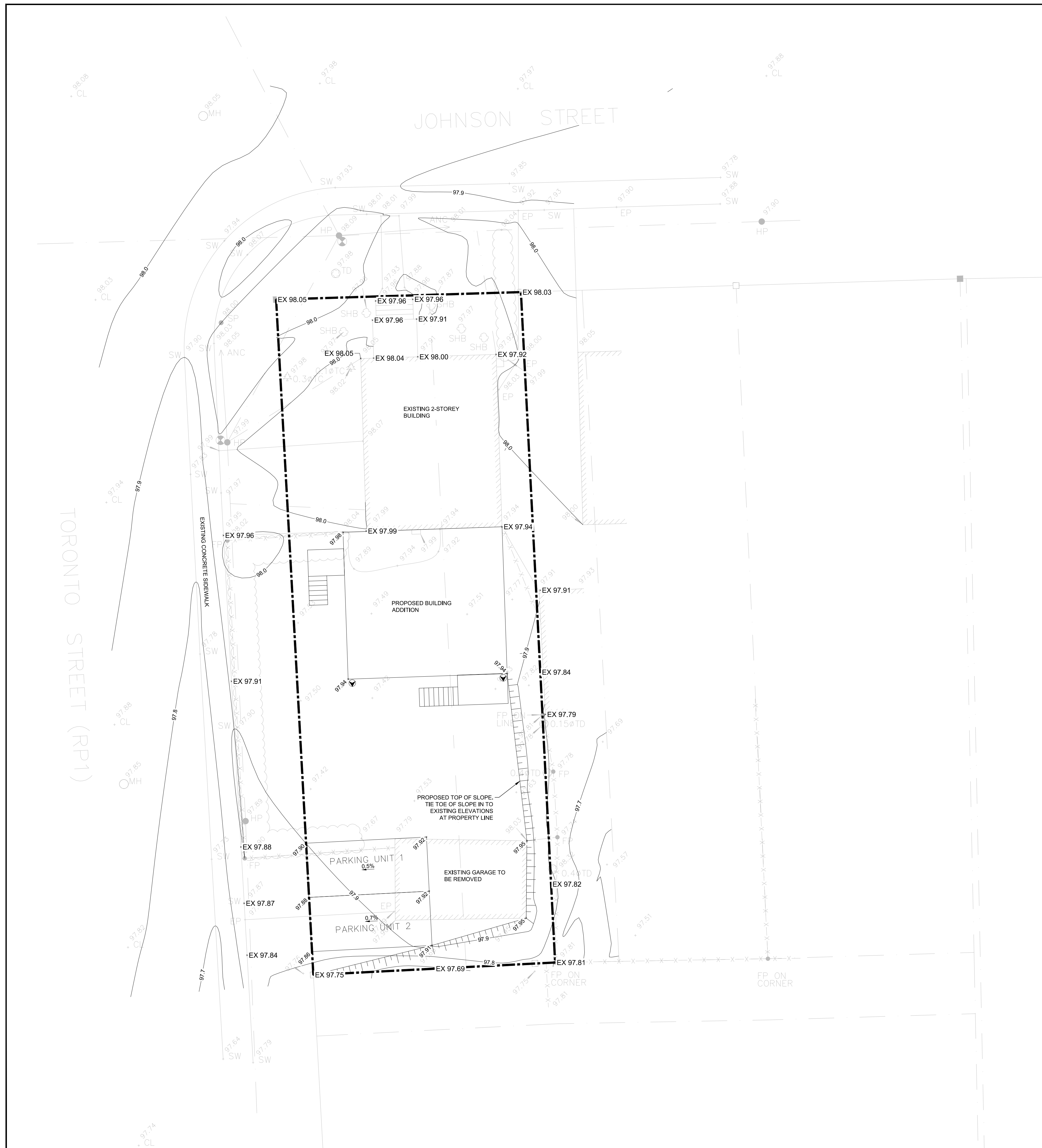
DRAWN BY: C.A.
CHECKED BY: B.T.

PROJECT MGR: B.T.
APPROVED BY: B.T.

SHEET TITLE
SERVICING PLAN

SHEET NUMBER
C-200

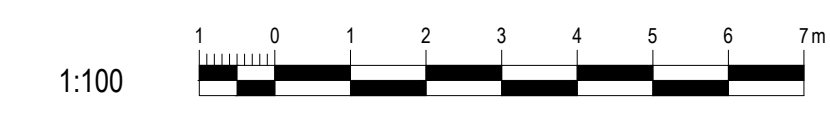
ISSUE
1



- GENERAL NOTES FOR LOT GRADING**
1. ALL LOTS AND BLOCKS FOR PRIVATE USE ON THE LANDS CORRESPONDING TO THIS DESIGN ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PLAN DETAILS AND THESE NOTES.
 2. THE DEVELOPER SHALL NOT BE CONSIDERED RESPONSIBLE TO THE CONTRACTOR IN ANY RESPECT FOR THE AMOUNT OF GRADING OR EARTHWORK REQUIRED TO BE PERFORMED BY THE CONTRACTOR DUE TO THE INFORMATION PROVIDED ON THESE DRAWINGS EXCEPT WHERE REQUIRED TO PROMOTE INTERIM DRAINAGE.
 3. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALES ARE PROVIDED.
 4. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALONG SIDE LOT LINES AS REQUIRED TO MAINTAIN THE INTENT OF THE GRADING PLAN. THE CONTRACTOR SHALL COMPLETE THE DRAINAGE SWALES IN THE LOCATIONS AND TO THE GRADES AND ELEVATIONS, DEPTHS AND SECTIONS SPECIFIED ON THE PLAN, PRIOR TO FINAL LANDSCAPING BY THE CONTRACTOR. THE CONTRACTOR SHALL ENSURE THAT THE REQUIRED SWALES ARE CONSTRUCTED IN ACCORDANCE WITH THE GRADING PLAN.
 5. ANY EMBANKMENT REQUIRED FOR INTERNAL GRADING IS TO BE COMMENCED ALONG THE INSIDE EDGE OF THE PROPERTY.
 6. THE GRADING OF ALL LOTS AND BLOCKS IS TO BE PERFORMED TO PROVIDE FINISHED PERIMETER SURFACES WHICH ARE FLUSH WITH GIVEN STREET LINE, REAR AND SIDE LINE ELEVATIONS.
 7. FINAL PERIMETER GRADES FOR A LOT OR BLOCK WHERE NOT OTHERWISE SHOWN HEREON SHALL BE COINCIDENT WITH THE ADJOINING PERIMETER GRADES OF AN ADJACENT LOT OR BLOCK WHICH SHALL HAVE BEEN PREVIOUSLY ESTABLISHED BY, OR CONSTRUCTED IN ACCORDANCE WITH A MUNICIPAL SITE PLAN APPROVAL OR DEVELOPER GRADING APPROVAL.
 8. MAXIMUM LOT OR BLOCK GRASS SURFACE GRADE AT ANY LOCATION SHALL BE 8.0% WITH EMBANKMENTS (3:1 MAX.) OR RETAINING STRUCTURES PROVIDED AS REQUIRED TO TAKE UP GRADE DIFFERENTIALS IN EXCESS OF SUCH SLOPES.
 9. EMBANKMENTS FORMED DURING THE GRADING OF LOTS AND BLOCKS SHALL HAVE THE FOLLOWING MAXIMUM GRADES:
(A) ADJACENT TO DRIVEWAYS OR SWALE SIDE SLOPES - 4:1 MAXIMUM
(B) ELSEWHERE - 3:1 MAXIMUM
 10. MAXIMUM DRIVEWAY GRADES TO BE 10.0%. MAXIMUM PARKING AREA PAVEMENT GRADES TO BE 6%.
 11. UNLESS OTHERWISE INDICATED, THE LOT LINE AND CORNER ELEVATIONS SHOWN HEREON ARE GENERALLY THE MINIMUM ELEVATIONS FOR THE SPECIFIED DRAINAGE PATTERN. ANY ALTERATIONS REQUIRE THE WRITTEN APPROVAL OF THE DESIGN ENGINEER AND THE CITY OF KINGSTON.
 12. GIVEN THE PROPOSED BUILDING GRADES MAY BE RAISED TO COMPENSATE FOR DIFFERENCES BETWEEN ASSUMED AND ACTUAL BUILDING DIMENSIONS IN ACCORDANCE WITH THE ESTABLISHED CRITERIA FOR THE DRAINAGE PATTERN. REAR SPECIFIED BUILDING GRADE TO BE ESTABLISHED BY CONTRACTOR TO SUIT BUILDING TYPE HOWEVER ALL GRADING REQUIREMENTS IDENTIFIED ON THIS PLAN AND AS REQUIRED BY THE MUNICIPALITY SHALL BE CONFORMED TO.
 13. DRIVEWAYS SHALL NOT BE USED AS FRONT LOT, DRAINAGE OUTLETS. IF OUTLET IS REQUIRED ON DRIVEWAY SIDE OF LOT, THEN A SODDED SWALE IS TO BE PROVIDED ADJACENT.
 14. GRADING AND SODDING OF ADJACENT ROADWAY BOULEVARDS WILL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS.
 15. SUMP PUMP DISCHARGE OUTLET SHALL BE DIRECT TO THE REAR YARD SWALE (NORTH SIDE OF NEW DWELLING).

- TEMPORARY EROSION AND SEDIMENT CONTROLS**
1. INSTALL SILT FENCE AT THE DOWNSLOPE SIDE OF DISTURBED AREAS AND SNOW FENCE ALONG PERIMETER OF THE DEVELOPMENT SITE, PRIOR TO THE START OF CONSTRUCTION.
 2. STOCKPILE TOPSOIL AT DESIGNATED LOCATIONS NEAR THE SOUTH-EAST REGION OF THE SITE. STOCKPILES SHALL BE CONTAINED BY SILT FENCES ON THE DOWNSLOPE SIDES.
 3. TEMPORARY SWALES WITH CHECK DAMS ARE TO BE CONSTRUCTED PRIOR TO THE BEGINNING OF SITE GRADING, AS REQUIRED.
 4. THE ACCUMULATED SILT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION AND DISPOSED IN THE LOCATIONS APPROVED BY THE CITY AND CRCA.
 5. ALL EXPOSED SOILS ARE TO BE STABILIZED AND VEGETATED AS SOON AS POSSIBLE USING SEED AND MULCH APPLICATION ON 100mm OF TOPSOIL, AS DIRECTED BY THE ENGINEER.
 6. ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED ON SITE AS DETERMINED BY THE ENGINEER.
 7. NO CONSTRUCTION ACTIVITY/MACHINERY SHALL INTRUDE BEYOND THE SILT/SNOW FENCE OR PROPERTY LIMIT. EXCEPT, WHERE NECESSARY TO COMPLETE WORKS ALONG LAKEVIEW AVENUE AND SINCLAIR STREET, ALL INTRUSIONS ARE TO BE KEPT TO A MINIMUM AND MUST BE APPROVED WITH THE ENGINEER PRIOR TO INTRUSION BEYOND SILT FENCE/PROPERTY LIMITS. ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA DESIGNATED ENTRANCES.
 8. ALL REGRADED AREAS THAT ARE NOT OCCUPIED BY DWELLINGS, ROADS, SIDEWALKS, DRIVEWAYS, PARKS AND OTHER SERVICES SHALL BE COVERED BY 100mm TOPSOIL, AND SODDED/SEEDED IMMEDIATELY AFTER COMPLETION OF FINAL GRADING OPERATIONS, AS DIRECTED BY THE ENGINEER.
 9. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRADING, MUST BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAINFALL EVENT, AND MUST BE CLEANED AND MAINTAINED AS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE SITE.
 10. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE REMOVED AFTER CONSTRUCTION ONCE THE DEVELOPMENT SITE HAS BEEN STABILIZED TO THE CITY'S SATISFACTION. ALL AREAS DISTURBED BY EROSION OR SEDIMENT CONTROL DEVICES ARE TO BE RESTORED WITH 100mm TOPSOIL AND SODDED/SEEDED AFTER CONSTRUCTION.
 11. THE CONTRACTOR SHALL KEEP PUBLIC ROADWAYS FREE OF DEBRIS DURING CONSTRUCTION. ANY MATERIAL TRACKED FROM THE SITE SHALL BE PROMPTLY REMOVED FROM ROADWAYS AT THE CONTRACTOR'S EXPENSES.

- LEGEND:**
- PROPERTY BOUNDARY
 - - - - - PROPOSED CONTOUR ELEVATION
 - SPOT ELEVATION
 - × EX XXX.XX EXISTING ELEVATION TO REMAIN
 - PROPOSED ROOF LEADER LOCATION



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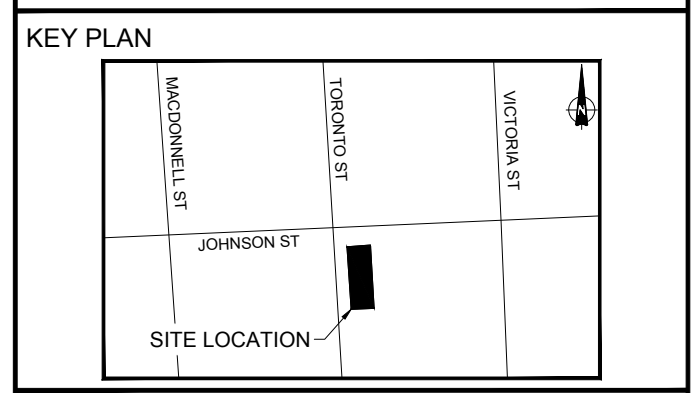
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FOR REVIEW



CONSULTANTS

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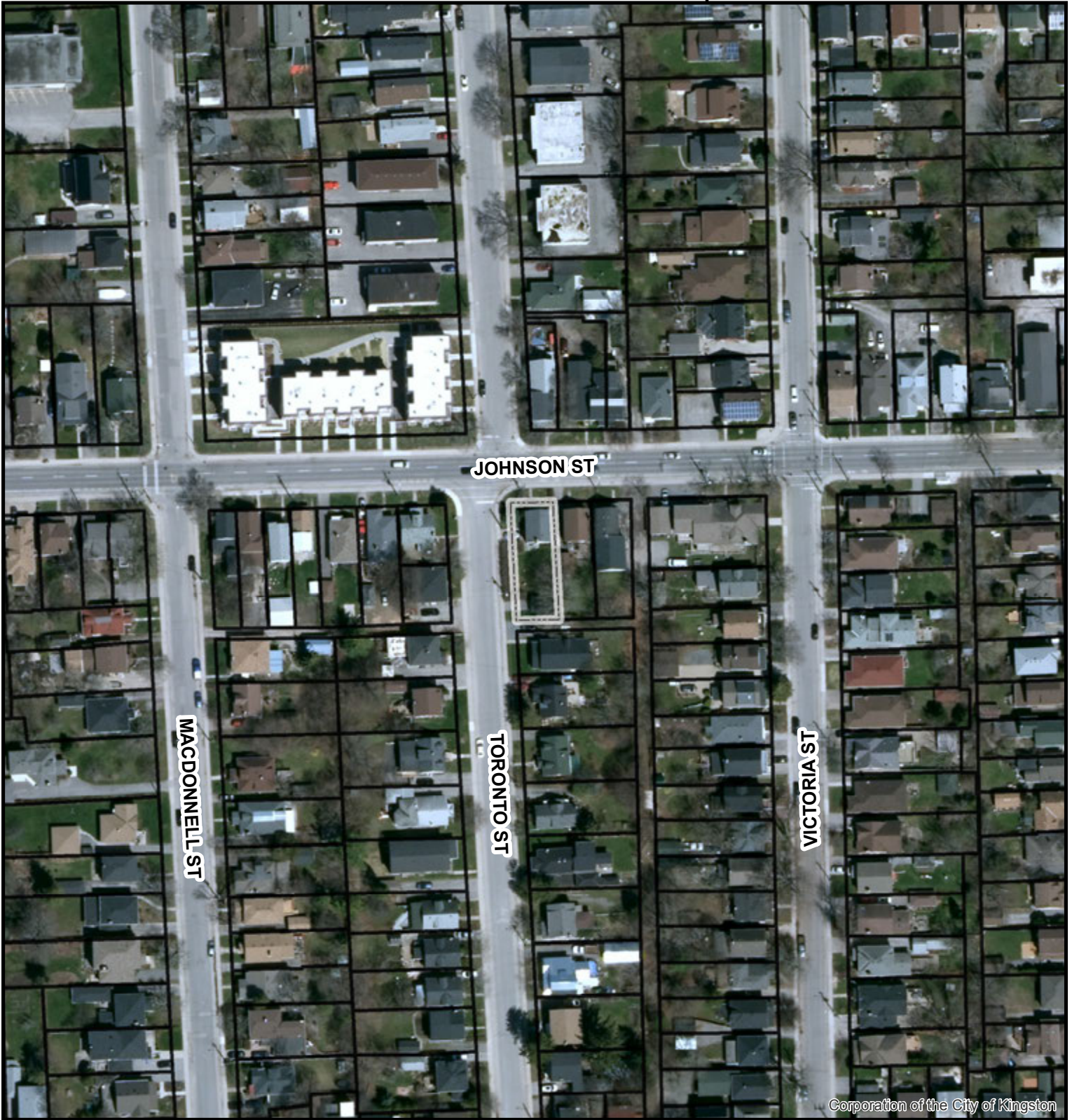
PROJECT
628 JOHNSON STREET
KINGSTON, ON

PROJECT NO: 123834
DRAWN BY: C.A.
CHECKED BY: B.T.
PROJECT MGR: B.T.
APPROVED BY: B.T.

SHEET TITLE
GRADING PLAN

SHEET NUMBER C-300 **ISSUE** 1

File Location: J:\123834_628JohnsonEngineering\7_0_Production\7_03_Design\04_Civil\Sheets\123834_GP_2020-01-31.dwg Last Saved: January 31, 2020, by Corey Alderman Plotted: Friday, January 31, 2020 9:49:46 AM by Corey Alderman



Corporation of the City of Kingston

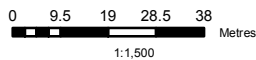


Planning Services



a department of
Community
Services

COMMITTEE OF ADJUSTMENT
Neighbourhood Context (2018)

File Number: D13-005-2020
Address: 628 Johnson Street



Legend

-  Subject Lands
-  Property Boundaries

