



**City of Kingston
Report to Committee of Adjustment
Report Number COA-20-025**

To: Chair and Members of Committee of Adjustment
From: Chris Wicke, Senior Planner
Date of Meeting: April 20, 2020
Application for: Permission and Consent (Easement)
File Number: D10-014-2020, D10-015-2020, D10-016-2020 and D13-060-2019
Address: 29 Rideau Street
Owner: 2643573 Ontario Limited
Applicant: Youko Leclerc-Desjardins, Fotenn Consultants Inc.
Bryan Stone, Stone & Associates Designers

Council Strategic Plan Alignment:

Theme: 2. Increase housing affordability

Goal: See above

Executive Summary:

This is a report to recommend approval to the Committee of Adjustment regarding an application for permission and associated applications for consent (easement) for the property located at 29 Rideau Street. The applicant is proposing to expand the existing residential use at both 29 and 31 Rideau Street to permit the renovation and expansion of the existing townhouse dwelling units that will occupy the second and third floor and the incorporation of a second residential unit in the ground floor and lower level walk-out of each unit, resulting in one principal unit and one second residential unit in an existing legal non-conforming residential building at each property. Residential uses are permitted in the Official Plan and in the zoning by-law; however, residential dwellings in this zone are to be located in or above the second storey (exclusive of the basement or cellar) in a mixed use commercial and residential building. While the original townhouse unit in 29 Rideau has legal non-conforming status, the existing use requires permission to expand the legal non-conforming use and to incorporate the second residential unit in association with the expanded townhouse unit. Additional construction is proposed including a rear addition at 29 Rideau Street to provide a three-season room with a

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rooftop deck and an expansion of the existing rear shed dormer. The applications for consent (easement) are required to establish a legal right-of-way over the side and rear of 19, 23, 27 and 29 Rideau Street for vehicular access to the parking for the second residential units located in the rear yards of 29 and 31 Rideau Street.

The requested applications for consent (easement) and permission are consistent with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 96-259. The requested consents are desirable for the orderly development of the lands. As such, the proposed consent applications satisfy the tests under Subsection 51(24) and are recommended for approval. The requested application for permission under Section 45(2)(a) of the *Planning Act* is in keeping with the intent of the zoning by-law, represents appropriate and desirable development of the lot, and will permit the expansion of an existing legal non-conforming residential unit and the incorporation of a second residential unit. Therefore, it is recommended that this application for permission under Section 45(2)(a) of the *Planning Act* be approved as it meets the prescribed tests of the Official Plan.

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Recommendation:**Consent Applications D10-014-2020, D10-015-2020, and D10-016-2020**

That applications for consent (Easement), Files Number D10-014-2020, D10-015-2020, D10-016-2020, submitted by Youko Leclerc-Desjardins of Fotenn Consultants Inc. for the properties located at 19, 23, and 27 Rideau Street to provide an easement for a drive aisle to access two parking spaces provided for proposed second residential units at 29 Rideau Street and 31 Rideau Street, be provisionally approved subject to the following conditions:

1. Deadline

That all conditions are satisfied and the Certificate of Official be presented to the Secretary-Treasurer, Committee of Adjustment for certification under Section 53(42) of the *Planning Act*, R.S.O. 1990 as amended, within one year of the mailing of this notice. We suggest that the Land Registry Office be consulted for preapproval of the Certificate of Official to avoid delays.

The Certificate must be registered within two years from the issuance of the certificate as required under Section 53(43) of the *Planning Act*, R.S.O. 1990, as amended. A copy of the registered transfer certificate shall be provided to the Secretary-Treasurer, Committee of Adjustment to complete the file.

2. Reference Plan

That a Reference Plan illustrating the consents (easements) be prepared and presented to the Secretary-Treasurer, Committee of Adjustment prior to the issuance of the Certificate of Official. In addition, the Reference Plan is to be provided in a PDF and AutoCAD Windows readable format on a compact disc (CD), USB memory stick or by email.

3. Payment of Taxes

The owner/applicant shall contact the Tax Department at tax@cityofkingston.ca and secure in writing from the Treasurer or the Manager of Taxation and Revenue, proof of payment of current taxes and any special charges (not simply a copy of the tax bill) required to be paid out and a statement of proof that is received and shall be provided to the Secretary-Treasurer Committee of Adjustment, prior to the issuance of the consent certificates. The owner/applicant must pay any outstanding realty taxes and all local improvement charges levied against the property.

4. Variance Applications

That the property at 29 Rideau Street obtains permission to recognize the expansion of the legal non-conforming townhouse dwelling unit (File Number D13-060-2019) and that all conditions of approval are complied with; and

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Permission Application D13-060-2019

That the application for permission submitted by Youko Leclerc-Desjardins of Fotenn Consultants Inc. for the property located at 29 Rideau Street, to permit the expansion of an existing townhouse unit and the incorporation of a second residential unit, be approved.

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

That the approved permission applies only to the existing building as per the plans 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.

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 submit 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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5. Associated Consents

That associated Consent Applications File Numbers D10-014-2020, D10-015-2020, and D10-016-2020 are approved and all related conditions of approval are fulfilled prior to the issuance of the consent certificate by the Secretary-Treasurer Committee of Adjustment.

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Authorizing Signatures:

Chris Wicke, Senior Planner

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

Paige Agnew, Commissioner, Community Services

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Options/Discussion:

On December 16, 2019, applications for Permission were submitted by Youko Leclerc-Desjardins of Fotenn Consultants Inc. on behalf of the owner, 2643573 Ontario Limited, with respect to the property located at both 29 Rideau Street and 31 Rideau Street. On March 3, 2020, applications for Consent (Easement) were submitted by Youko Leclerc-Desjardins of Fotenn Consultants Inc. on behalf of the owner, 2643573 Ontario Limited, with respect to the properties located at 19, 23, 27 and 29 Rideau Street.

This application for permission is requested to expand the existing residential use at 29 Rideau Street to permit the renovation and expansion of the existing townhouse dwelling units that will occupy the second and third floor and the incorporation of a second residential unit in the ground floor and lower level walk-out, resulting in one principal unit and one second residential unit in an existing legal non-conforming residential building. Residential uses are permitted in the Official Plan and in the zoning by-law; however, residential dwellings in this zone are to be located in or above the second storey (exclusive of the basement or cellar) in a mixed use commercial and residential building. While the original townhouse dwelling unit at 29 Rideau Street has legal non-conforming status, the existing use requires permission to expand the legal non-conforming use and to incorporate the second residential unit in association with the townhouse dwelling unit. Additional construction is proposed including a rear addition at 29 Rideau Street to provide a three-season room with a rooftop deck and an expansion of the existing rear shed dormer. The applications for Consent (Easement) are required to establish a legal right-of-way over the side and rear of 19, 23, 27 and 29 Rideau Street for vehicular access to the parking for the second residential units located in the rear yards of 29 and 31 Rideau Street.

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

- Building design plans, including conceptual floor plans and elevations;
- Consent Concept Plan and Grading Plan;
- Survey;
- Stage 1-2 Archaeological Assessment; and
- Planning Justification Letter and Consent Cover Letters.

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 site is located on the east side of Rideau Street, south of Ordnance Street and north of Barrack Street (Exhibit A). The property has an area of approximately 163 square metres and is developed with a townhouse dwelling that is occupied by one residential unit. The property is currently designated 'Central Business District' in the City of Kingston Official Plan and zoned Neighbourhood Fringe Commercial 'C1-2' in Zoning By-Law Number 96-259. The site is adjacent to attached and semi-detached dwellings to the south and east. It is adjacent to single-

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detached and multi-unit dwellings and an apartment building and its adjacent parking area to the west and north of the site (Exhibit H – Site Photographs).

Consent (Easement) Application

The review of an application for consent is subject to Section 53 of the *Planning Act*. The Committee of Adjustment may grant a consent if it is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality and shall have regard to matters under Subsection 51(24) when granting a provisional consent, including:

- the effect of development on matters of provincial interest;
- whether the proposed consent is premature or in the public interest;
- whether the plan conforms to the Official Plan;
- the suitability of the land for the purposes for which it is to be subdivided;
- if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- the dimensions and shapes of the proposed lots;
- the proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- conservation of natural resources and flood control;
- the adequacy of utilities and municipal services;
- the adequacy of school sites;
- the area of land, if any, that is to be conveyed or dedicated for public purposes;
- the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- the interrelationship between the proposed consent and Site Plan Control matters, if the development is subject to Site Plan Control.

Permission Application

Legal Non-conforming

Subsection 45(2)(a)(ii) of the *Planning Act* authorizes the Committee of Adjustment to permit the use of such land, building or structure for a purpose that, in the opinion of the Committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed, if the use for a purpose prohibited by the by-law or another use for a purpose previously permitted by the Committee continued until the date of the application to the Committee. In determining whether to permit a use under Section 45(2)(a)(ii), the test is not one of reasonableness; rather, the test is established by the statutory criteria of:

- 1) A similarity between the uses; and
- 2) Whether the proposed expansion is desirable for the appropriate development or use of the land.

The former City of Kingston Zoning By-Law Number 96-259 was passed by Council in 1996 and was approved by the Ontario Municipal Board in 1997 and predates the City of Kingston Official Plan which came into effect in 2010. As a general rule, any structure legally existing at the date

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of approval of the implementing zoning by-law that does not comply with the policies, provisions or schedules of the Official Plan or the zoning by-law is deemed a non-conforming use and should cease to exist in the long run.

Provincial Policy Statement

The Provincial Policy Statement 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.

Official Plan

The subject property is designated 'Central Business District' in the City of Kingston Official Plan. Section 3.4.A of the Official Plan specifies that the goal of the Central Business District designation is to provide for the broadest range of commercial activity that is suitable to the Central Business District setting, in order to support the traditionally diverse role and pedestrian oriented activity focus of the City's architecturally valuable downtown core. A broad range of commercial uses is permitted and encouraged in the Central Business District, provided that the built form is sensitive to the historic building fabric, scale, pedestrian amenity linkages with the lake, and the protected view corridors. New medium and high density residential uses in the Central Business District are subject to the specific policies of Section 10A and the compatibility policies of Section 2.7 of this Plan, and must address the locational criteria of Sections 3.3.B.4 and 3.3.C.3, respectively. As per Section 10A.2.15 of the Official Plan, residential development of upper storey commercial space or older one and two unit dwellings into multi-residential buildings in the Central Business District is permitted providing that matters of adequate light, separate access, sufficient floor space, amenity area and appropriate parking can be satisfied.

The overall goal of the Official Plan is to manage future growth within the urban boundary and in rural areas in a strategic and efficient manner that optimizes infrastructure and public investment, promotes diverse economic activity and prosperity, supports an attractive, accessible, safe and sustainable city, protects Kingston's cultural and natural resources, provides a variety of housing options for all residents, and helps achieve Council's strategic priority for 'smart' growth. One of the supporting policies of the Official Plan is to focus the City's growth within the urban boundary where adequate urban services exist (Section 2.3.1). The City also intends to increase the overall net residential and non-residential density within the urban boundary through compatible and complementary intensification (Section 2.3.2). The vision for the phasing of growth is that the City will support sustainable development of a compact, efficient, urban area with a mix of land uses and residential unit densities that optimize the efficient use of land in order to: a. reduce infrastructure and public facility costs; b. reduce energy consumption and greenhouse gas emissions; c. support active transportation and viable public transit; d. conserve agriculture and natural resources within the city; and e. reduce reliance on private vehicles (Section 2.4.1).

In certain circumstances, it may be desirable to permit the expansion of a non-conforming use as provided by the *Planning Act*. When reviewing an application for such extension, enlargement or relocation, the Committee of Adjustment must be satisfied that the legal non-

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conforming structure existed in continuous use up to the date of the application. They must also be satisfied that the application complies with the eight criteria as per Section 9.5.13 of the Official Plan regarding the extension or expansion of a non-conforming use. The subject application, requesting permission to expand an existing legal non-conforming residential use to permit the renovation and expansion of an existing townhouse unit and the incorporation of a second residential unit, has been reviewed against these policies, provided below.

- Consistency with provincial policy in effect at the time of the decision, and general conformity of the proposal with the intent of the policies and schedules of this Plan;

The proposal is consistent with the policies of the Provincial Policy Statement and will not hinder future development intended for the Central Business District designation in the Official Plan. The proposed areas for expansion of the legal non-conforming use are at the rear of the building, and would not be feasible as a commercial space in isolation. The Official Plan does not require mandatory commercial frontage in this location. Residential uses are permitted by the Official Plan as independent buildings on streets where ground floor commercial is not mandatory. The density of the building with the townhouse unit (as second residential units are not counted towards overall density) would be approximately 61 units per hectare, which is within the range for medium density residential land uses. Generally, medium density residential land uses are to be located on a site that is appropriate given the context of the surrounding land uses, adjacent to or within walking distance of commercial areas, in an area that has access to public transit, and within walking distance of parkland, open space, or community facilities (Section 3.3.B.4). The subject property meets these requirements. Section 2.7 of the Official Plan establishes land use compatibility principles to ensure that land uses avoid having an adverse impact on their neighbours. In this instance, the form, function and use of the subject property is compatible with the surrounding uses, which are also residential in character. Land use compatibility matters including but not limited to shadowing, loss of privacy, increased levels of noise, light pollution, traffic, potential for environmental damage, diminished service levels, reduction in the ability to enjoy a property, visual intrusion, architectural incompatibility, and the loss of significant views have all been considered. Given that the proposed exterior changes are limited and in keeping with the surrounding buildings and that an existing use is intended to continue, the proposal is deemed to be compatible with the neighbourhood context.

- Compatibility of the proposal with existing uses and zones, the natural heritage system, cultural heritage resources, and with future planned uses in accordance with this Plan;

The proposed expansion of the existing townhouse dwelling and the addition of a second residential unit are compatible with existing use of this residential unit, the adjacent houses and uses in close proximity. The proposed expansion of the residential use will result in limited and compatible exterior changes to the structure. The surrounding uses on the block are almost all residential in character, and the proposed expansion of the residential use is not anticipated to cause any impacts on surrounding properties.

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The building is not a heritage designated structure under the *Ontario Heritage Act*. A Heritage Impact Statement is not required for this application. Based on the City of Kingston archaeological potential mapping the property was originally in an area of “further study required”. An Archaeological Assessment has been provided in support of the application, and it states that the subject property tested during Stage 2 excavation has been assessed and found to contain no significant archaeological resources, with no further work required within the study area. The subject property is now in an area ‘cleared of archaeology’.

- Compatibility of proposed buildings or structures with existing buildings and structures, with zoning standards of adjacent sites, with any future planned standards as provided in this Plan, and with any urban design guidelines adopted by the City for the area or for the type of development;

The proposed expansion of the existing residential use of the townhouse dwelling with a three-season room and an expanded shed dormer does not significantly change the existing overall residential use on the subject property, and the continued residential use is compatible with the adjacent residential properties. The exterior changes proposed as part of the expansion are in keeping with the neighbourhood context, and the additions do not detract from the existing residential development in the neighbourhood. As it would retain the residential character of the area, no negative impacts are anticipated on the adjacent uses.

- The extent to which the proposal is warranted in this location and the extent to which areas zoned for the proposed use are available for development;

The expansion of the residential use in its existing location in the rear of the building will not result in any increased impacts to the public realm or to adjacent properties, all of which are residential uses. It will also result in the retention of an existing residential unit and the incorporation of a second residential unit at a time when vacancy rates are low and housing is in demand. Residential uses in commercial and residential mixed use buildings are permitted in this zone. The subject property would retain as-of-right permissions for a commercial use should this become viable at some point in the future. The Official Plan does not require mandatory commercial frontage in this location (Schedule DH-3).

- The suitability of the site for the proposal, including its ability to meet all usual standards of parking for vehicles and bicycles, open space or amenity areas as well as the lack of any potential for noise, odour, traffic conflict or other nuisance from the proposal;

The subject property is located in the ‘Central Business District’ designated area as per the Official Plan and will remain within the Neighbourhood Fringe Commercial Zone ‘C1-2’ in Zoning By-Law Number 96-259, as amended. The proposed expansion of the residential use for both the existing townhouse dwelling unit and the addition of the second residential unit are not anticipated to have any adverse impacts on the future development/redevelopment of the property or the surrounding neighbourhood. The

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proposed permission will not detract from the existing structure. Exterior changes are proposed to the building, including the expansion of an existing shed dormer and the addition of a three-season room with a rooftop deck to the rear of the building that will not be visible from the street, as well as parking access and one parking space each for 29 Rideau Street and 31 Rideau Street. The continued residential use on the subject property will not create any new noise, odour, traffic conflict or other nuisance. The potential for nuisance to adjacent properties through loss of privacy or vehicular movement from this proposal is minimal given the current existence of the townhouse unit and the existence of parking in the rear yards of the adjacent residential units.

- The impact on municipal infrastructure, services and traffic;

The existing residential use will maintain existing municipal services and will not require the extension of existing services.

- Comments and submissions by staff, agencies and the public;

All comments and submissions by staff, agencies and the public have been addressed.

- The degree to which the proposal may inhibit conforming uses or creates a precedent;

The proposal will not negatively impact the surrounding lands or buildings or inhibit them from developing for their intended uses. The building is currently a residential use, and this use predates the zoning by-law. The zoning by-law permits mixed use commercial and residential buildings at this location. This proposal does not create a precedent as the residential use is existing and compatible with the surrounding properties, all of which are also residential in use.

Section 9.5.14 of the Official Plan states that no extension or enlargement of a non-conforming use will be granted by the Committee of Adjustment if traffic, noise or operating characteristics create or will increase adverse effects or nuisance factors which cannot be suitably mitigated, or if the proposal is within a land use designation that expressly prohibits such use. The application complies with this section because it is an expansion of a permitted use within an existing structure with only minor enlargements that are seen as compatible with the existing and surrounding built form and it does not introduce nuisance factors such as new noise, odour, or traffic.

The requested permission to permit the expansion of the residential use, along with the associated consents required to access the associated parking, meets the general intent and purpose of the City of Kingston Official Plan.

Zoning By-Law

The subject property is zoned Neighbourhood Fringe Commercial 'C1-2' in Zoning By-Law Number 96-259, as amended. The 'C1-2' Zone permits a broad range of commercial uses and limited residential uses including Community Home, Community Support House, Crisis Care Shelter, Home Occupation, Recovery Home, and Residential Care Facility. Mixed

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Commercial/Residential Development is a permitted use in this zone in a building or structure which is used for a mixture of commercial and residential uses, where the entire first floor of such building or structure shall be used for commercial purposes. Section 7.2.4 also allows for conversion of commercial buildings for residential use. It states that any building erected on or before the date of approval of this by-law and located in the C1 Zone may be converted in such a manner as to contain one or more dwellings subject to the regulations contained in Section 7.2 and in accordance with the following: (a) all such dwellings are located in or above the second storey (exclusive of the basement or cellar); (b) there is no expansion or enlargement of the external walls or roof of the existing building; and (c) there shall be no regulations regarding Minimum Front Yards, Side Yards, Rear Yards, Maximum Percentage of Lot Coverage, and Amenity Area. The subject property is currently developed with a residential building. The residential use of the entirety of the building at 29 Rideau Street was established prior to 1996 with one residential unit determined to be present at that time. As a townhouse residential use is not a permitted use in C1-2 Zone, and in the absence of a commercial use, the continued use of the structure solely for residential use, specifically on the first floor, is considered legal non-conforming.

Zoning By-Law Number 96-259 defines townhouse dwelling as a separate building containing three or more dwellings, each dwelling separated from its neighbour by an unbroken party wall and each having its own entrance at grade. The definition states that the addition of a second residential unit to a townhouse dwelling does not change it into another type of dwelling. Second residential unit is defined as a residential unit which is ancillary to a principal residential unit and is located on the same lot therewith. Section 5.38 of the zoning by-law states that a second residential unit shall be permitted in association with townhouse dwellings. As such, recognizing the expanded townhouse use would thereby permit the introduction of the second residential unit.

The applicant is proposing to permit an expansion of a two-bedroom unit in the upper two floors of the townhouse unit and the addition of a second residential unit on both the ground floor and lower level walk-out of the structure. The proposal for expansion of the existing residential unit constitutes an enlargement of a legal non-conforming use as it pertains to the townhouse unit. No other performance standards of the zoning by-law require relief for the proposed expansion of the existing townhouse unit and the addition of a second residential unit, including minimum front yards, side yards, rear yards, building height, amenity area, parking, or provisions related to second residential unit density, parking or size. The proposal will improve compliance with the maximum percentage of lot coverage, increasing it to 31.9%, where the minimum required lot coverage is 50%.

An expansion of a legal non-conforming use shall have regard to the zoning by-law requirements and is required to comply with Section 9.5.13 of the Official Plan. As outlined in the Official Plan requirements above, no change is proposed for the exterior of the structure. The proposal is in keeping with the built form and character of the neighbourhood and will be visibly compatible with the surrounding built form. The proposal will not result in any negative impacts on the abutting lands or their continued use or development.

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Summary on Consent Application

In review of the tests for Consent under the Subsection 51(24) of the *Planning Act*, a Plan of Subdivision is not required for the logical and orderly development of the lands. The proposed consent application is consistent with the Provincial Policy Statement and conforms to the City of Kingston's Official Plan.

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 checked="" 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"/> Environment Division |
| <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input type="checkbox"/> Canadian National Railways |
| <input 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 |
| <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 written comments or objections were 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

A concurrent planning application is being filed for 31 Rideau Street (File Number D13-061-2019) adjacent to the subject property, which is subject to the Consent (Easement) applications including File Numbers D10-014-2020, D10-015-2020, and D10-016-2020 as well as an additional consent application (File Number D10-017-2020) for access over 29 Rideau Street to secure a legal right-of-way for vehicular access to the proposed parking at the rear of 29 Rideau Street and 31 Rideau Street.

Conclusion

The requested consent (easement) application meets the tests under Subsection 51(24) of the *Planning Act*. The consent application is consistent with the Provincial Policy Statement and conforms to the City's Official Plan and represents logical and orderly development of the lands.

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The requested application for permission is consistent with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 96-259, as amended, and will be in keeping with the residential neighbourhood and abutting residential uses.

Approval of the consent (easement) and permission applications is consistent with the general purpose and general intent of both the City of Kingston Official Plan and Zoning By-Law Number 96-259. They will permit the expansion of an existing townhouse dwelling unit and the introduction of a second residential unit. The proposed applications represent good land use planning.

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 96-259

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 the Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 10 days in advance of the meeting. In addition, notices were sent by mail to a total of 36 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. If the application is approved, 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, Development Approvals, Planning Division 613-546-4291 extension 3223

Chris Wicke, Senior Planner 613-546-4291 extension 3242

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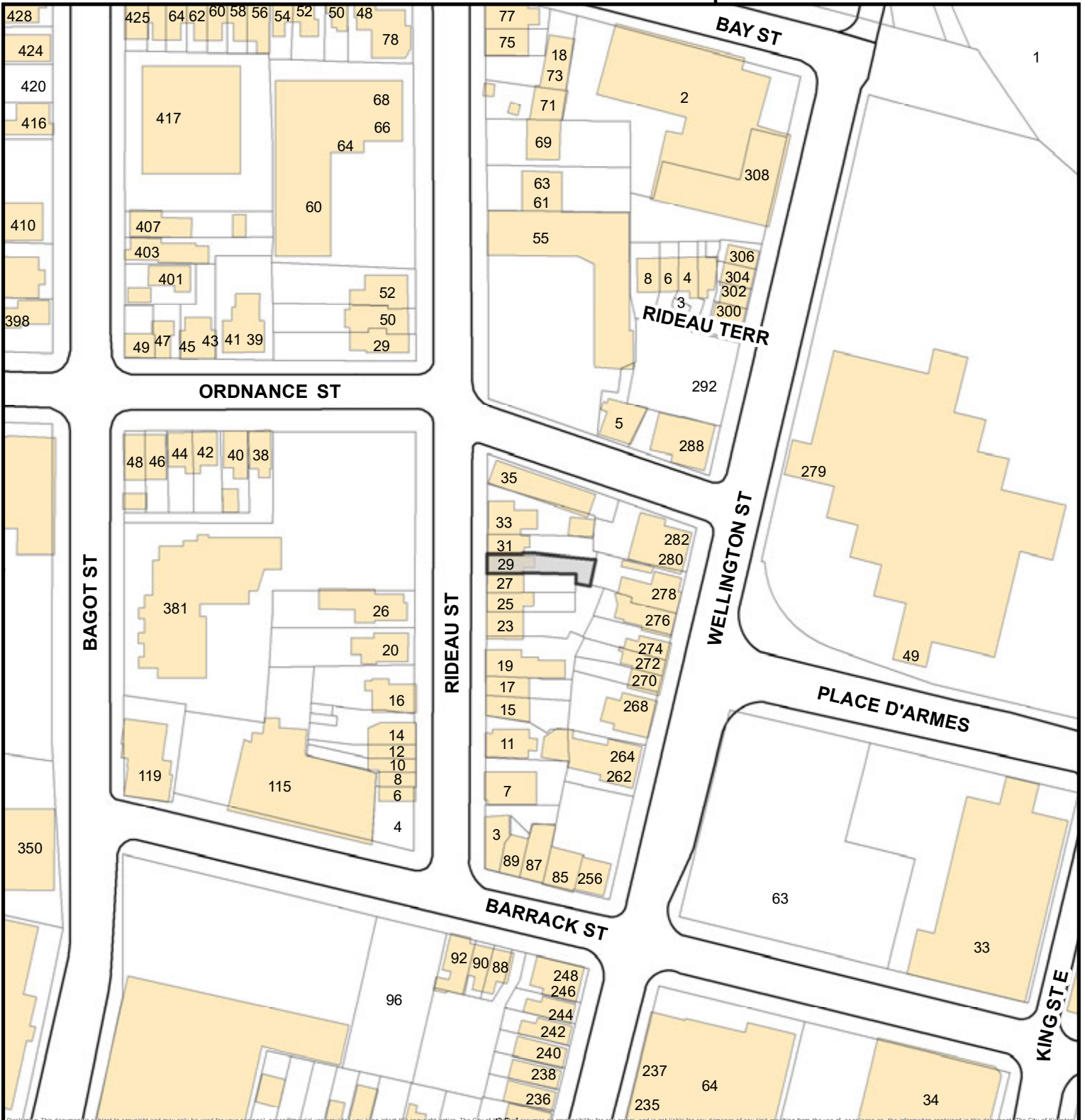
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Other City of Kingston Staff Consulted:

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 within this report.

Exhibits Attached:

- Exhibit A Key Map
- Exhibit B Neighbourhood Context
- Exhibit C Public Notice Notification Map
- Exhibit D Official Plan Designation
- Exhibit E Zoning By-Law Number 96-259, Map 1
- Exhibit F Consent Concept Plan and Grading Plan
- Exhibit G Site Plan, Floor Plans and Elevations
- Exhibit H Site Photographs



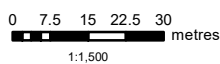
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Community
Services

COMMITTEE OF ADJUSTMENT
Key Map

File Number: D13-060-2019
Address: 29 RIDEAU ST

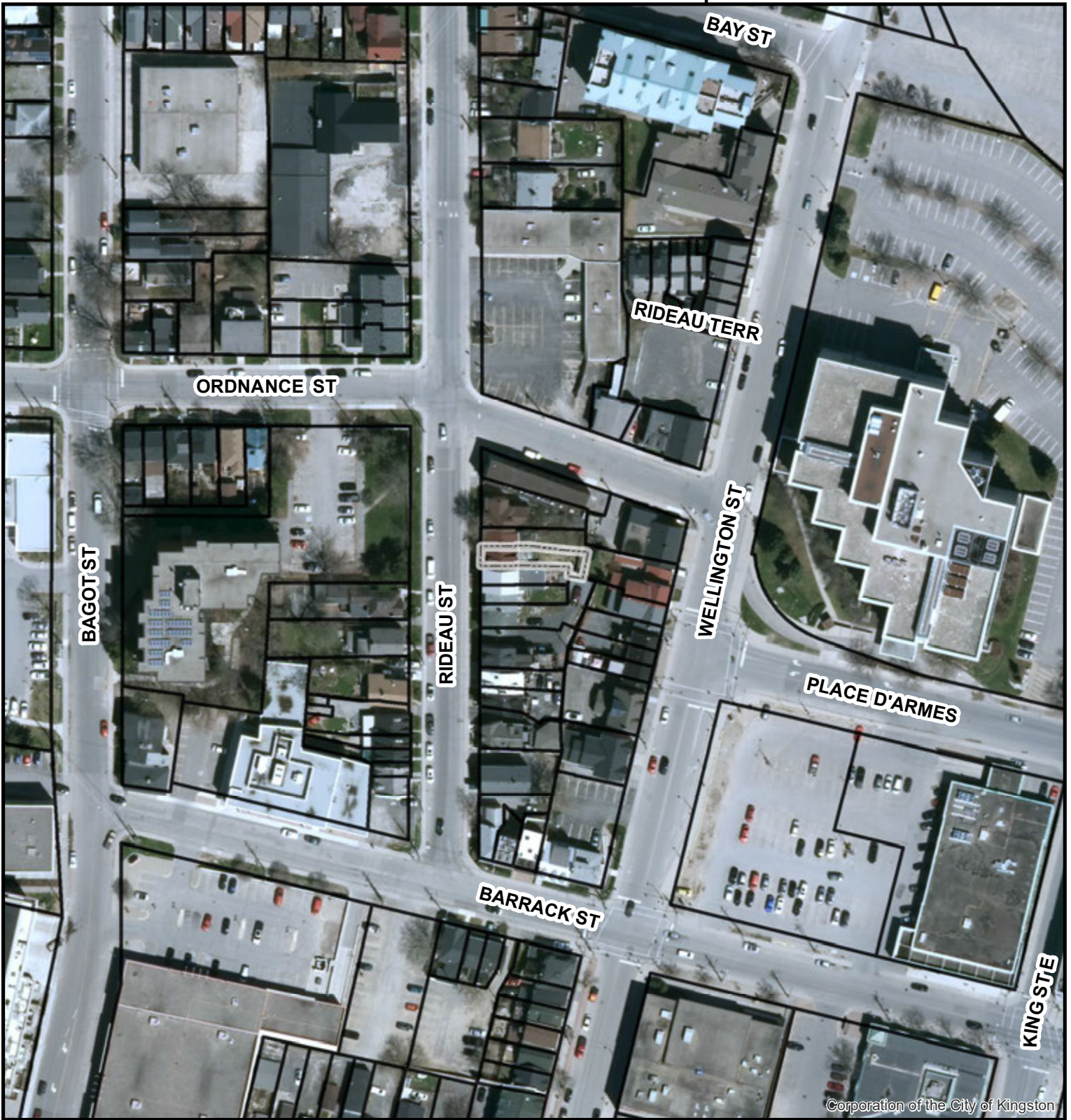


DATE: 2020-03-02
PREPARED BY: akeeping

CONTEXT MAP



Lands Subject to Minor Variance



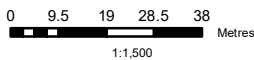
Corporation of the City of Kingston



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COMMITTEE OF ADJUSTMENT
Neighbourhood Context (2018)

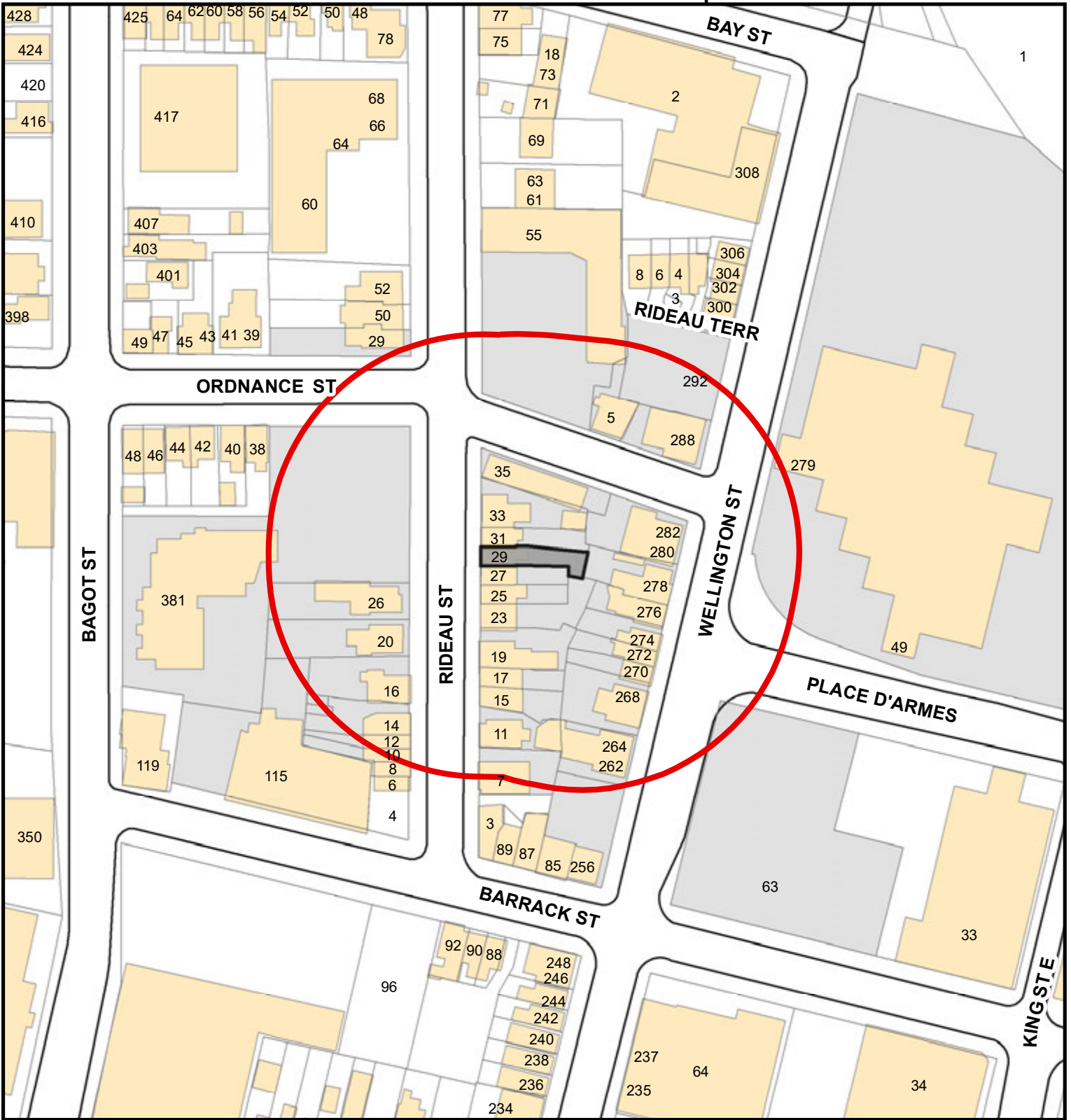
File Number: D13-060-2019
Address: 29 RIDEAU ST



Legend

-  Subject Lands
-  Property Boundaries

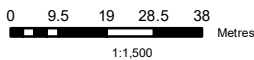




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COMMITTEE OF ADJUSTMENT
Public Notice Notification Map

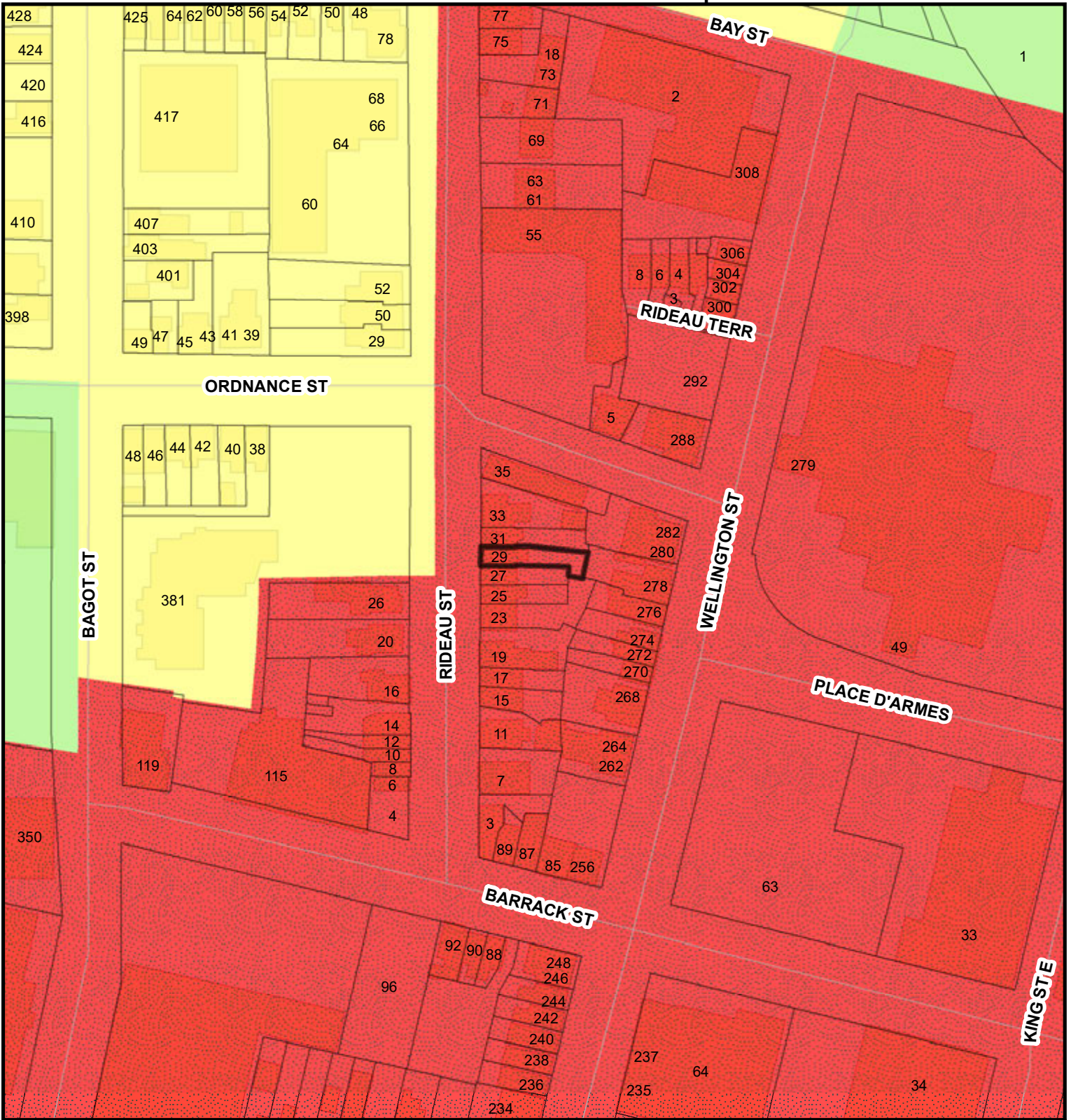
File Number: D13-060-2019
Address: 29 RIDEAU ST



Legend

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

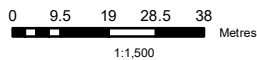




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COMMITTEE OF ADJUSTMENT
Official Plan, Existing Land Use

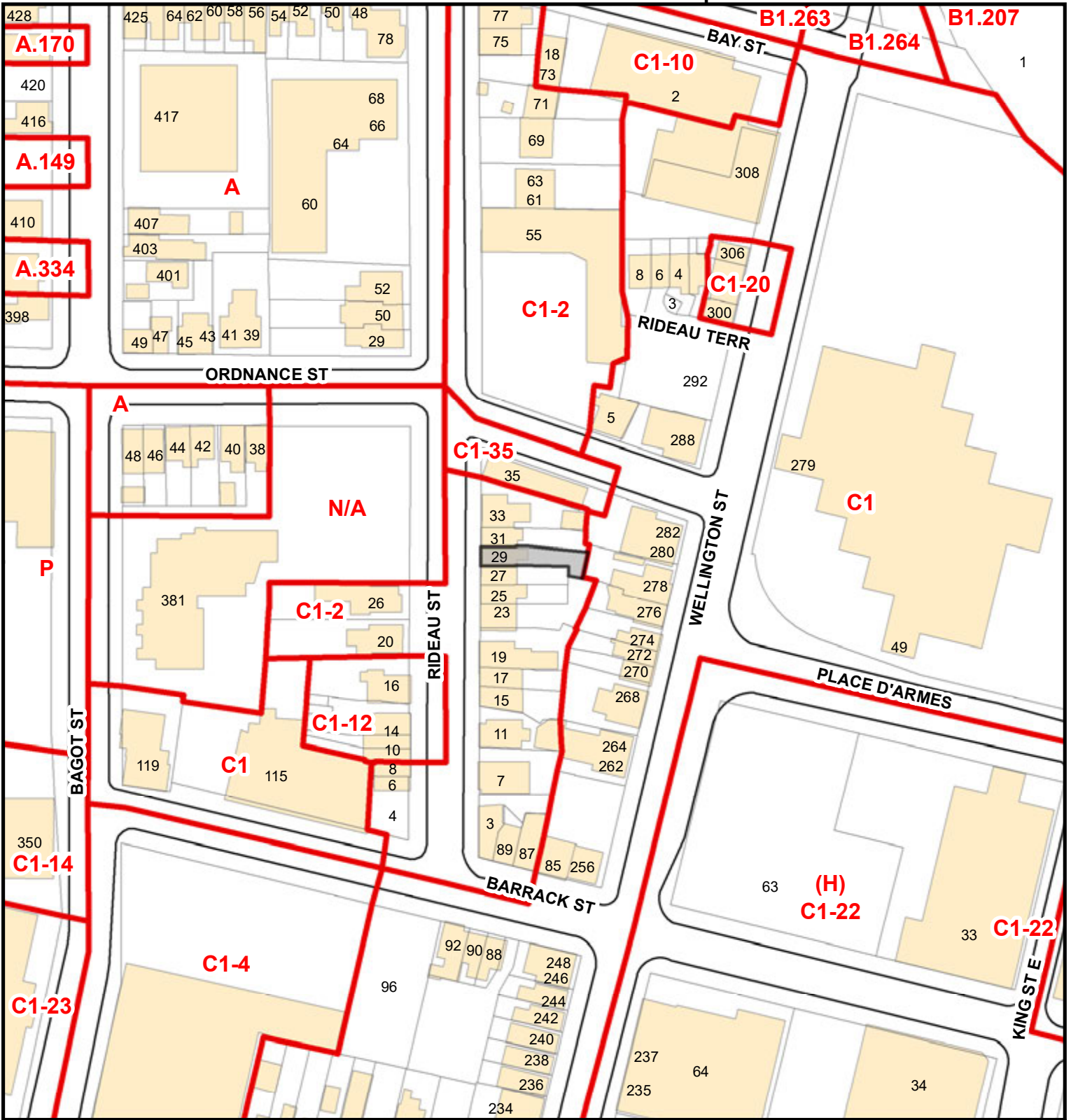
File Number: D13-060-2019
Address: 29 RIDEAU ST



Legend

- Subject Lands
- CENTRAL BUSINESS DISTRICT
- OPEN SPACE
- RESIDENTIAL



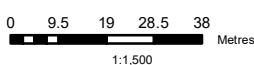


COMMITTEE OF ADJUSTMENT
Existing Zoning - By-law 96-259, Map 1

File Number: D13-060-2019
Address: 29 RIDEAU ST

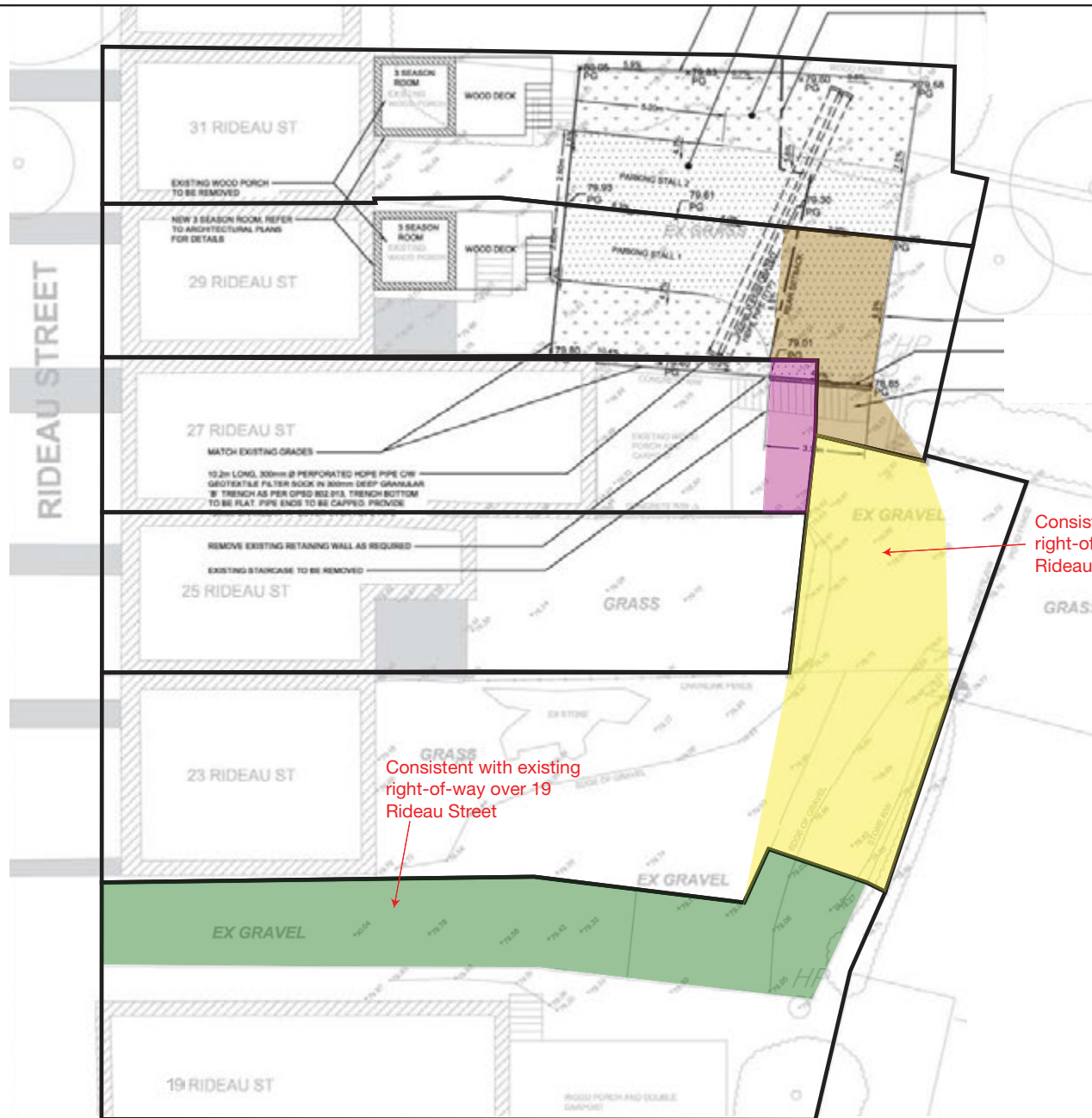
Legend

- Subject Lands
- Consolidated Zoning



29 & 31 Rideau Street,
Kingston

Right-of-Way
Concept Plan



Legend

- Property Line
- In favour of 29 & 31 Rideau St
 - ROW over 19 Rideau St
 - ROW over 23 Rideau St
 - ROW over 27 Rideau St
- In favour of 31 Rideau St
 - ROW over 29 Rideau St

Disclaimer: Distances are approximate. All measurements are made using online GIS software and should not be taken as a substitute for a legal survey prepared by an Ontario Land Surveyor.

Client: Steve Mann
Prepared By: KJ
Reviewed By: YL
Date: 03/03/2020

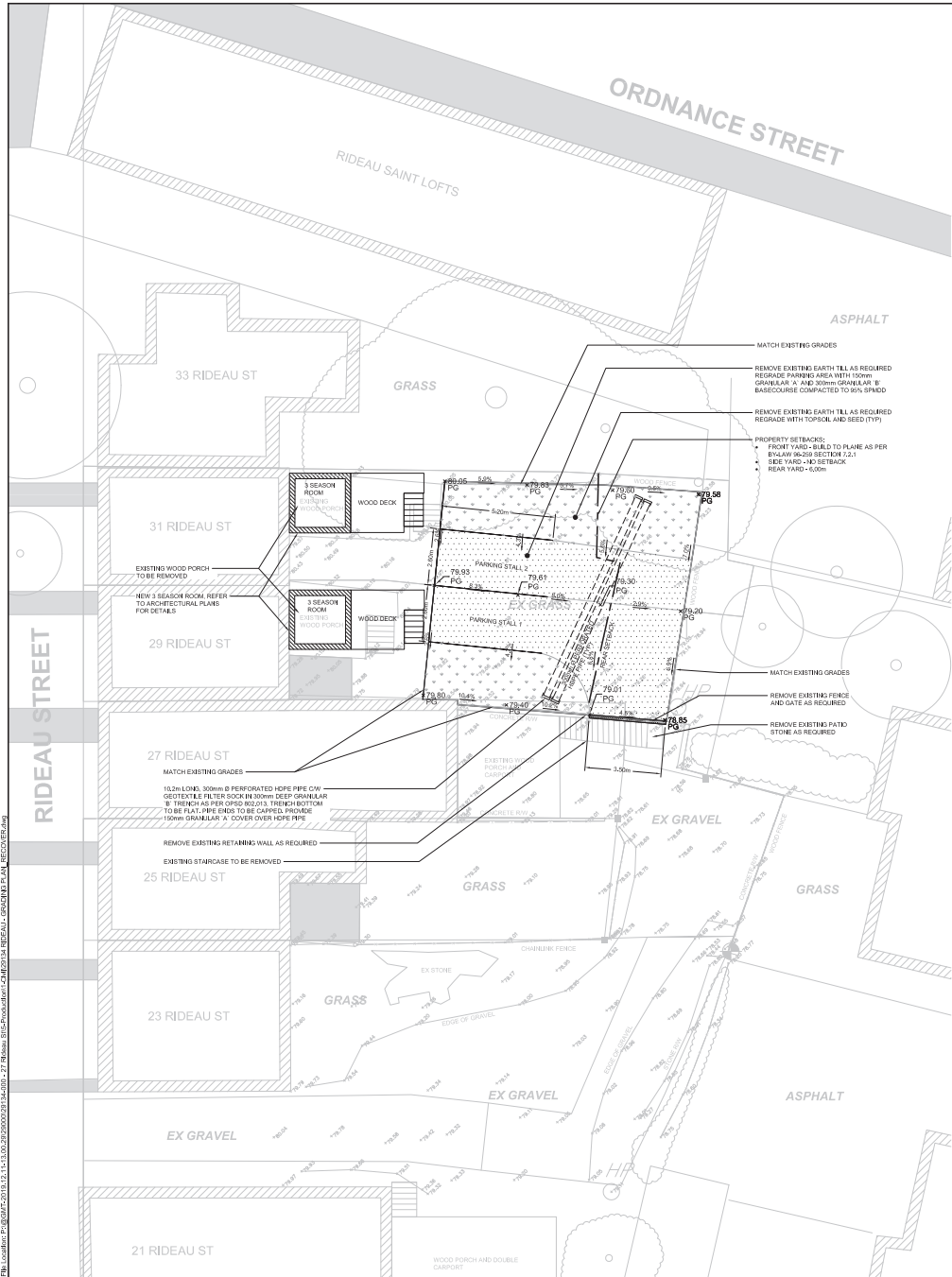


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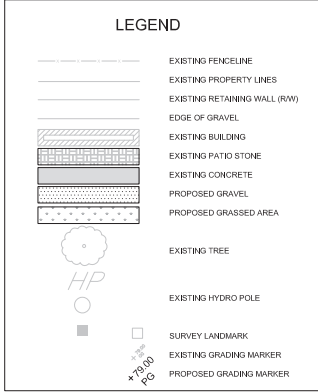
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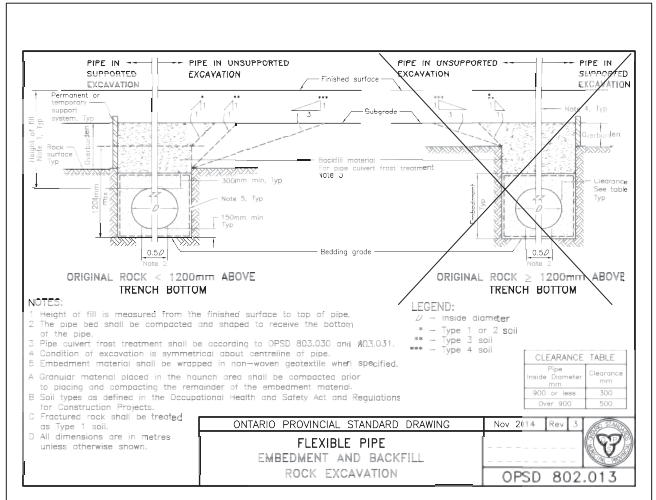
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A	ISSUED FOR CLIENT REVIEW	19/11/19
NO.	ISSUE / REVISION	COMMYYY

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VERIFY SHEET ARE AND SCALES, BAR TO THE RIGHT IS CORRECT. THE IS A FULL SIZE DRAWING.

SCALE: 1:100



CONSULTANT:
J.L. Richards
ENGINEERS-ARCHITECTS-PLANNERS

PROJECT NORTH

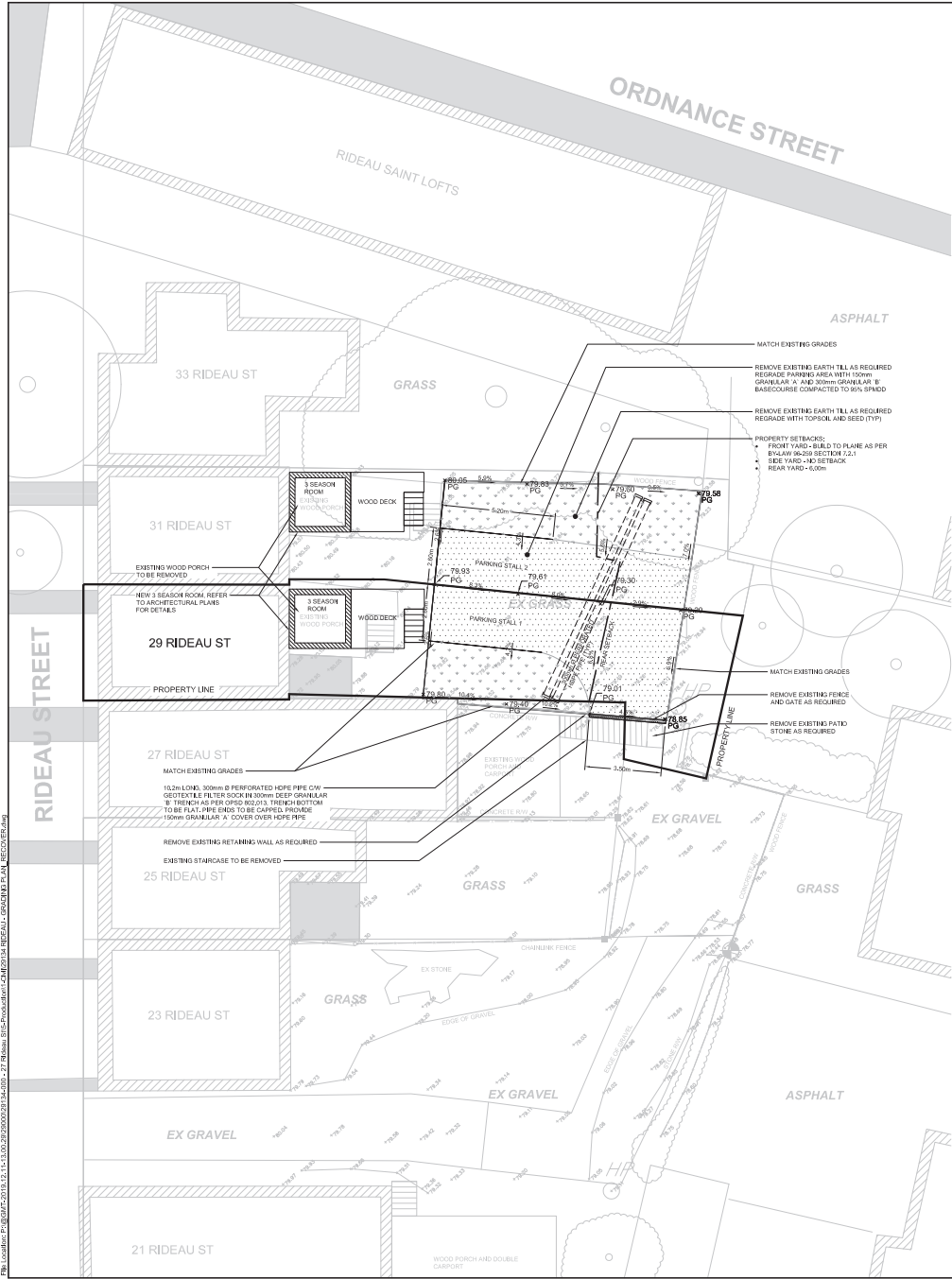
PROJECT:
STONE & ASSOCIATES DESIGNERS
PARKING LOT REDEVELOPMENT

27 RIDEAU STREET, KINGSTON, ON

DRAWING:
CIVIL
RIDEAU STREET
OVERALL SITE PLAN

DESIGN: CT
 DRAWN: CT
 CHECKED: LWM
 JUR # 29134

DRAWING R:
C01



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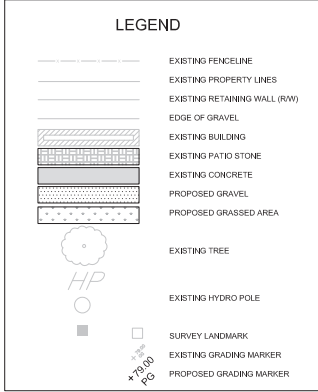
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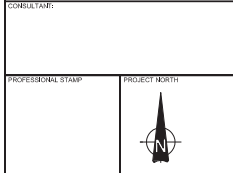


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NO.	ISSUE / REVISION	DDMMYY

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SCALE: 1:100



PROJECT:
STONE & ASSOCIATES DESIGNERS
PARKING LOT REDEVELOPMENT

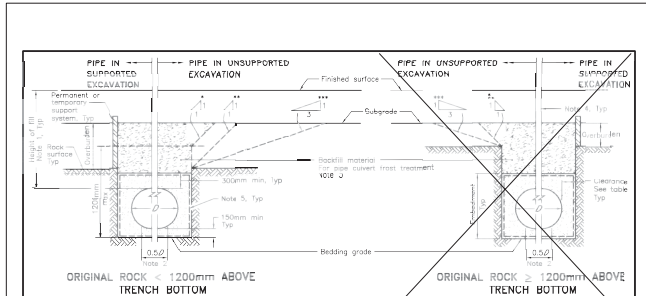
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DRAWING:
CIVIL

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SITE PLAN

DESIGN: CT
DRAWN: CT
CHECKED: LWM
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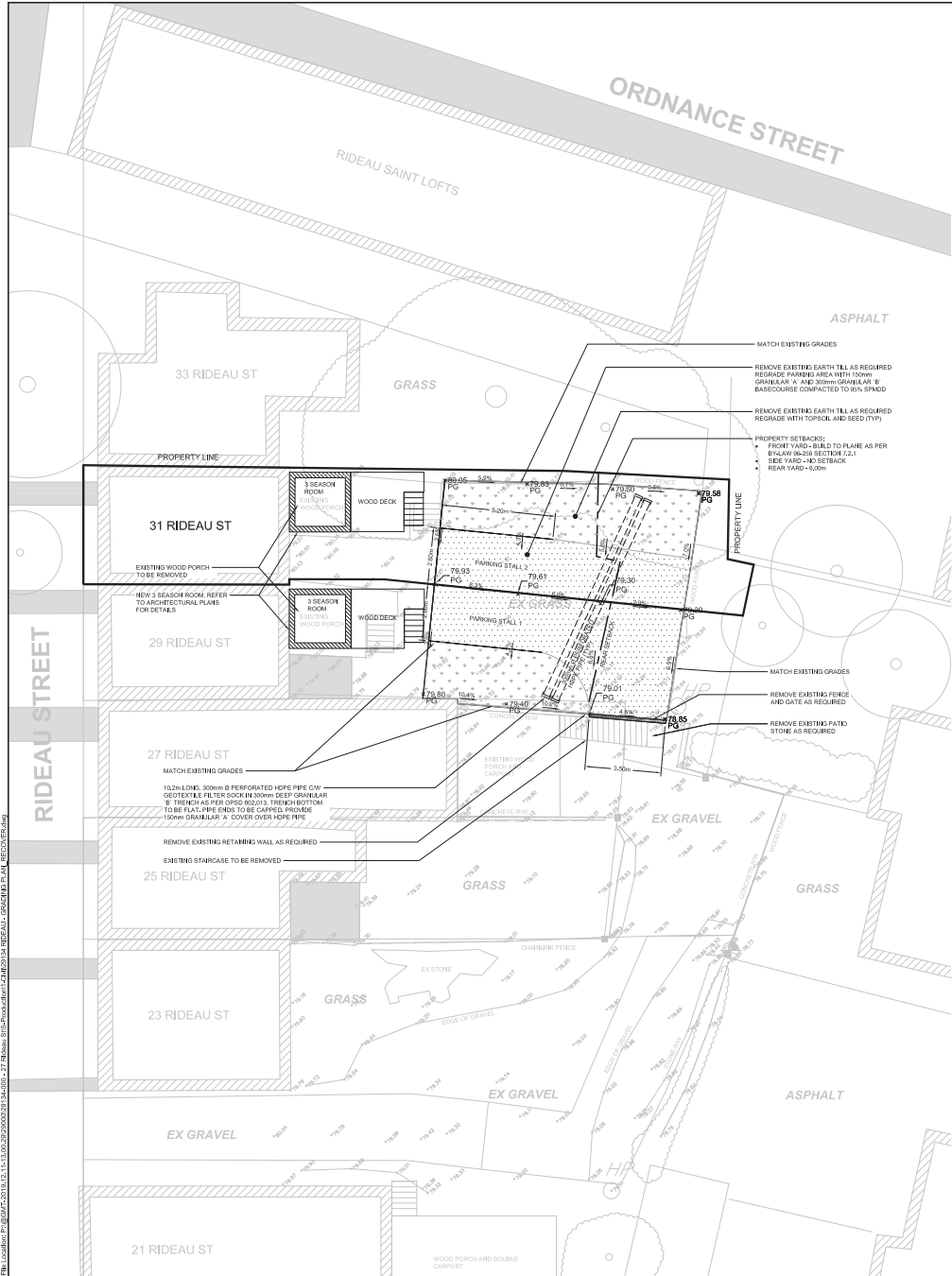
DRAWING R:
C02



- NOTES**
1. Height of fill is measured from the finished surface to top of pipe.
 2. The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
 3. Pipe cuvert frost treatment shall be according to OPSB 803.030 and A03.031.
 4. Condition of excavation is symmetrical about centreline of pipe.
 5. Embankment material shall be wrapped in non-woven geotextile when specified.
 6. Granular material placed in the haunch area shall be compacted prior to placing and compacting the remainder of the embankment material.
 7. Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.
 8. Fractured rock shall be treated as Type 1 soil.
 9. All dimensions are in metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
FLEXIBLE PIPE
EMBEDMENT AND BACKFILL
ROCK EXCAVATION
Nov 2014 Rev. 1
OPSD 802.013

The location of this drawing is: 101-100-2920000-19-0000-27-19-0000-010-Modular-CO-29134-000000-01-AN-RECONSTRUCTION



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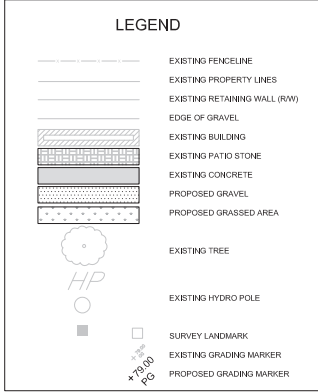
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19. EXCESS SOILS TO BE REMOVED FROM SITE AS PER GOVERNING BODY REQUIREMENTS.
 20. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS, THE REQUIREMENTS OF THE RECEIVING SITE, AND LOCAL BY-LAWS GOVERNING SOIL MOVEMENT AND/OR PLACEMENT AT OTHER SITES.
 21. THE SCOPE OF SERVICES FOR THE CONTRACTOR IS GENERALLY ANTICIPATED TO INCLUDE THE FOLLOWING:
 - 21.1. PERFORM THE NECESSARY SAMPLING AND TESTING IN ADVANCE OF THE SOIL (SPECIAL CHEMICAL TESTS, TLP TESTING, ETC.)
 - 21.2. CONFIRMING THAT THE APPLICABLE SITE CONDITION STANDARDS FOR THE RECEIVING SITE ARE CONSISTENT WITH THE CHEMICAL QUALITY OF THE SOIL OBTAINED AT THE SOURCE SITE.
 - 21.3. ADDITIONAL SERVICES AS DETERMINED BY THE CONTRACTOR.



PRELIMINARY
NOT FOR
CONSTRUCTION
PRELIMINARY DESIGN REPORT

A	ISSUED FOR CLIENT REVIEW	19/11/19
NO.	ISSUE / REVISION	DDMMYY

This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited.
VERIFY SHEET SIZE AND SCALES, BAR TO THE RIGHT IS CORRECT FOR THE 1/4" X 11" SIZE DRAWING.

CLIENT:

CONSULTANT:
J.L. Richards
ENGINEERS-ARCHITECTS-PLANNERS

CONSULTANT:

PROFESSIONAL STAMP
PROJECT NORTH

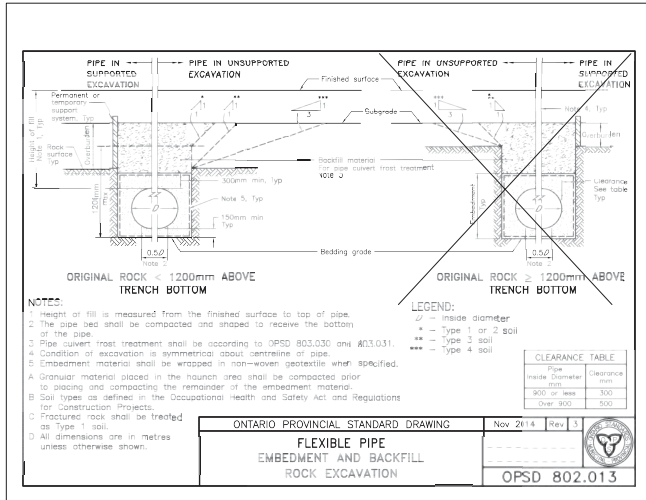
PROJECT:
STONE & ASSOCIATES DESIGNERS
PARKING LOT REDEVELOPMENT

27 RIDEAU STREET, KINGSTON, ON

DRAWING:
CIVIL
31 RIDEAU STREET
SITE PLAN

DESIGN: CT
DRAWN: CT
CHECKED: LWM
JLR K: 29134

DRAWING R:
C03





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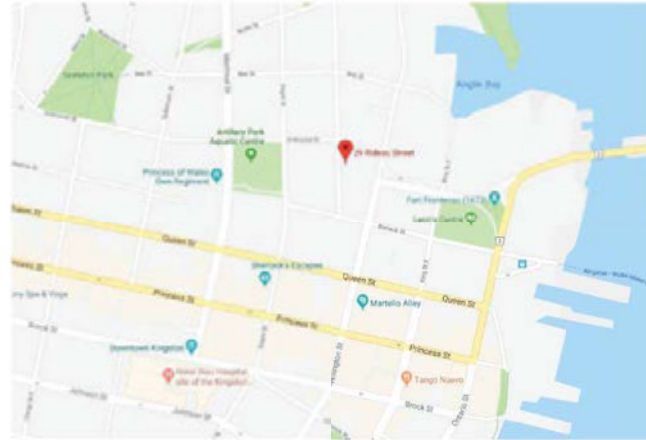
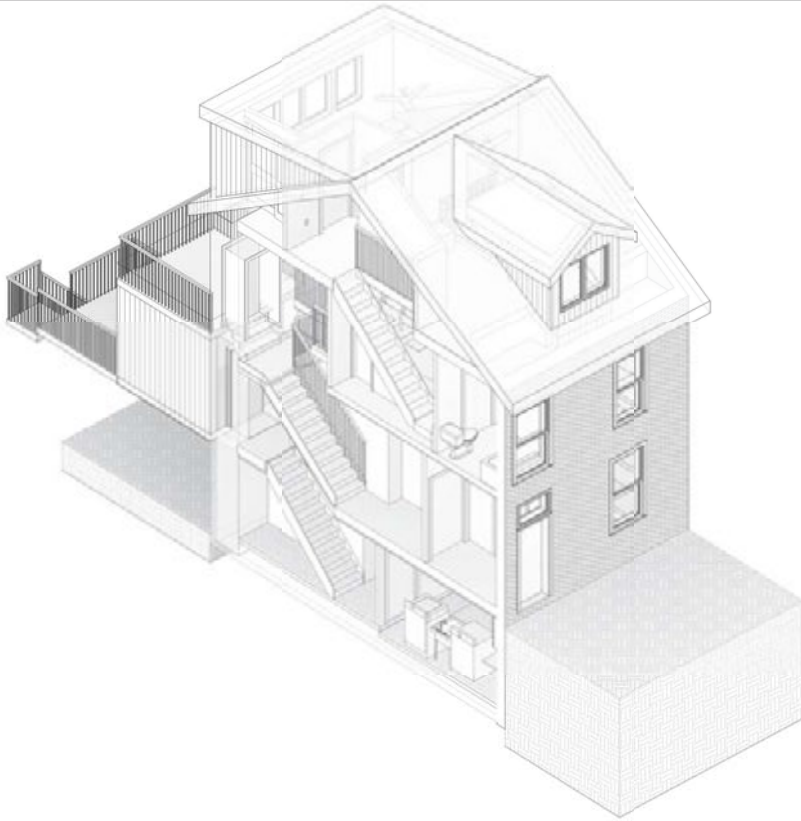
STONE & ASSOCIATES DESIGN INC.
BCIN 45209

BRYAN STONE BCIN 32123
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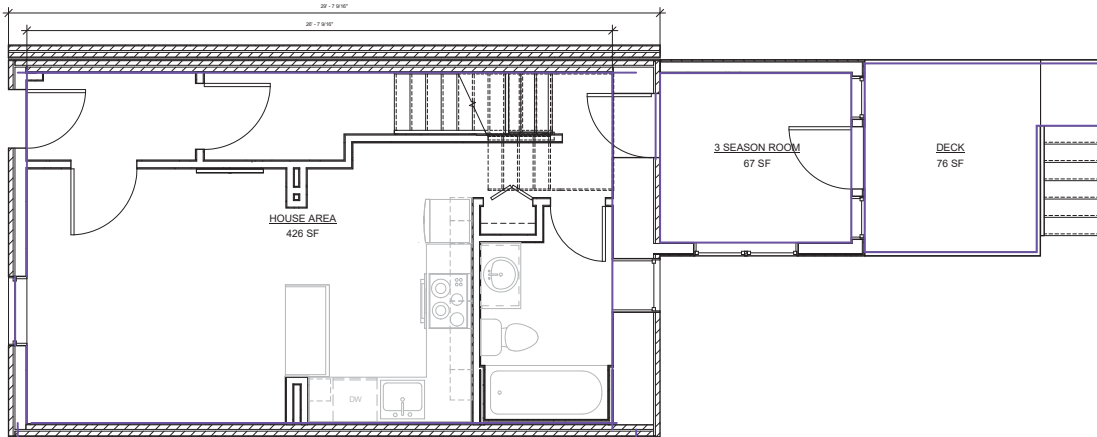
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No	Description	Date
1	AS BUILT ISSUED	11/22/18



SITE LOCATION

1 3D AXO COMPLETE



2 FIRST FLOOR AREA PLAN
3/8" = 1'-0"

INDEX	
Sheet Number	Sheet Name
DD-00	COVER PAGE
DD-01	SITE PLAN
DD-02	DEMOLITION PLAN
DD-03	PARTITION PLANS
DD-04	DETAILS & SCHEDULES
DD-05	RCP & ELECTRICAL
DD-06	RCP & ELEC SCHEDULES
DD-07	FINISH PLANS
DD-08	FINISH SCHEDULES
DD-09	FURNITURE PLANS
DD-10	ELEVATIONS
DD-11	ELEVATIONS
DD-12	EXTERIOR ELEVATIONS
DD-13	EXTERIOR ELEVATION
DD-14	SECTION
DD-15	ADDITION
DD-16	DORMER
DD-17	FIRE SEPARATION

GENERAL NOTES	
1	DRAWINGS ARE NOT TO BE SCALED
2	CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND MINIMUM CODE REQUIREMENTS AND SHALL REPORT ANY DISCREPANCIES TO STONE AND ASSOCIATES PRIOR TO PROCEEDING WITH WORK
3	THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS WILL REQUIRE A REVISED DRAWING AND CLEARANCE FROM THE BUILDING DEPARTMENT
4	ALL MECHANICAL, ELECTRICAL, AND PLUMBING SHALL CONFORM TO THE O.B.C AND APPLICABLE CODES
5	ALL WINDOWS AND DOOR HEADERS TO BE SPECIFIED BY STRUCTURAL ENGINEER
6	REFER TO STRUCTURAL ENGINEERS NOTES FOR ALL FOOTING, FOUNDATION, LINTELS, HEADERS, AND ALL RELATED STRUCTURAL COMPONENTS NOT PREVIOUSLY MENTIONED

MANN
29 Rideau
COVER PAGE

29 Rideau Street
Kingston, Ontario

Project Number M865A824
Date NOV 13/18
Drawn By JR
Checked By BCS

DD-00
Scale 3/8" = 1'-0"

STONE & ASSOCIATES DESIGN
 1863 Sutherland Road • Kingston, Ontario, K7L 4W4
 813-364-0207 • Fax: 813-343-0160
 e-mail: stone@stoneandassociates.com
 www.stoneandassociates.com

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No.	Description	Date

MANN

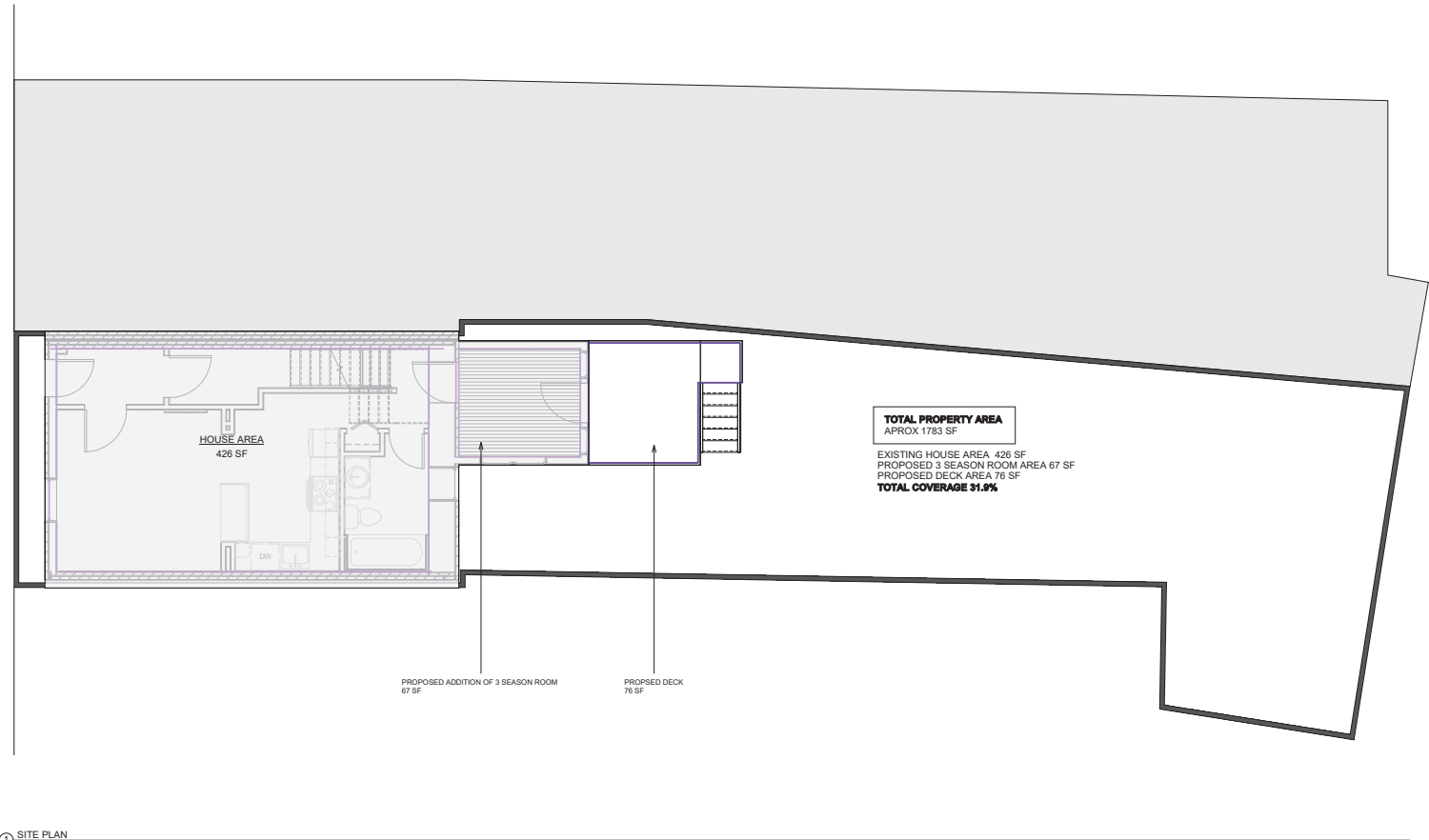
29 Rideau

SITE PLAN

29 Rideau Street
 Kingston, Ontario

Project Number **M865A824**
 Date **NOV 13/18**
 Drawn By **JR**
 Checked By **BCS**

DD-01
 Scale 1/4" = 1'-0"



① SITE PLAN
 1/4" = 1'-0"

NOTE
 ALL SITE PLAN DIMENSIONS/SIZE TO BE VERIFIED BY CIVIL ENGINEER IF REQUIRED



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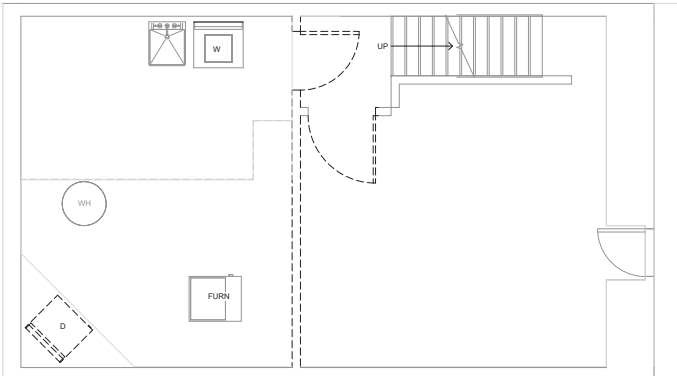
29 Rideau

DEMOLITION PLAN

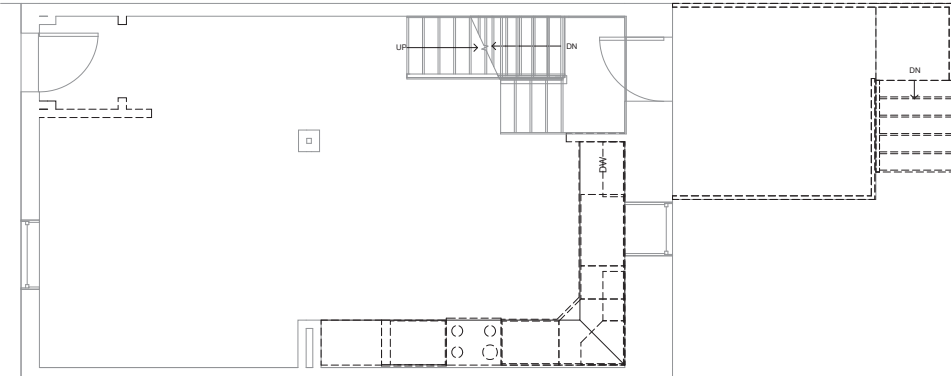
29 Rideau Street
 Kingston, Ontario

Project Number **M865A824**
 Date **NOV 13/18**
 Drawn By **JR**
 Checked By **BCS**

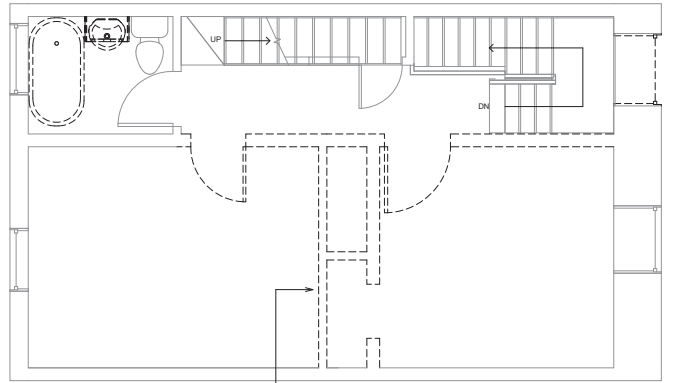
DD-02
 Scale **3/8" = 1'-0"**



① BASEMENT
 3/8" = 1'-0"

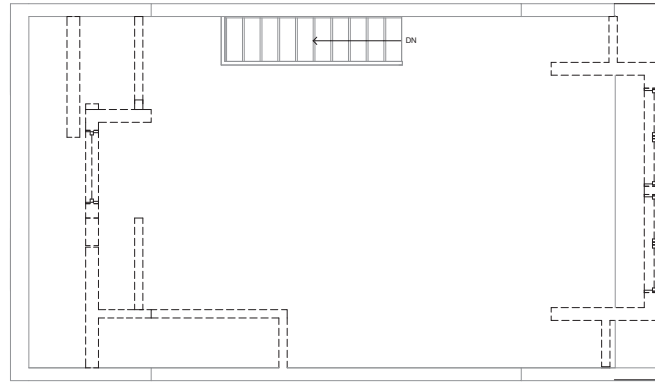


② FIRST FLOOR
 3/8" = 1'-0"



③ SECOND FLOOR
 3/8" = 1'-0"

REFER TO STRUCTURAL PLANS FOR TEMPORARY SUPPORT REQUIREMENTS PRIOR TO REMOVAL OF WALL.



④ THIRD FLOOR
 3/8" = 1'-0"

DEMOLITION NOTES	
NUMBER	DESCRIPTION
1	REMOVE ALL DASHED WALLS, DASHED WINDOWS, DASHED DOORS, DASHED FIXTURES, AND DASHED APPLIANCES
2	ELECTRICAL TO BE REUSED OR RELOCATED
4	DIVERT ALL APPLICABLE ITEMS (DOORS W FRAMES, TOILET, SINK, ETC.) TO BUILDING SALVAGE DEPOT.
5	ELECTRICIAN TO CAP OFF ALL OUTLETS PRIOR TO DEMOLITION
6	REMOVE AND DISPOSE OF EXITING FLOORING TO SUB FLOOR LAYER, REFER TO FINISHES PLAN AND SCHEDULE TO IDENTIFY AREAS AFFECTED
7	PLUMBER TO CAP ALL SUPPLY, DRAIN AND VENT LINES AFFECTED BY RENOVATION, PRIOR TO DEMOLITION



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No.	Description	Date

MANN

29 Rideau

PARTITION PLANS

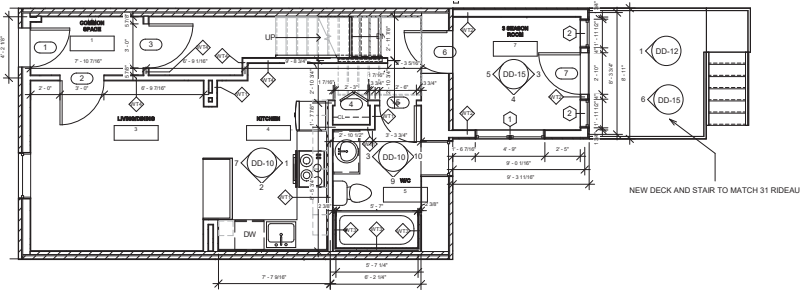
29 Rideau Street
Kingston, Ontario

Project Number	M865A824
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Drawn By	JR
Checked By	BCS

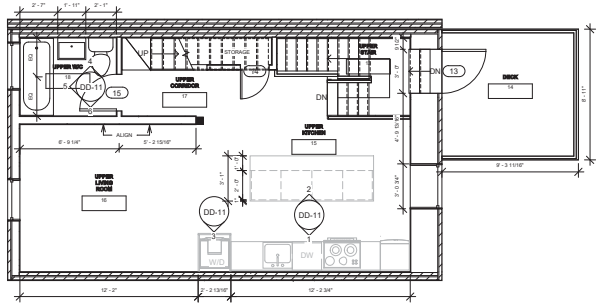
DD-03

Scale 1/4" = 1'-0"

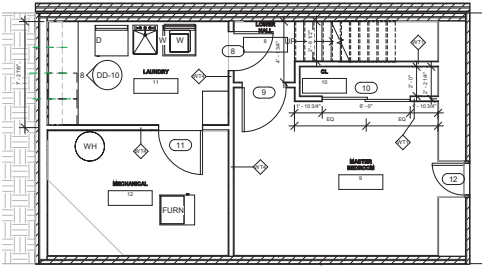
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1 FIRST FLOOR PARTITION PLAN
1/4" = 1'-0"



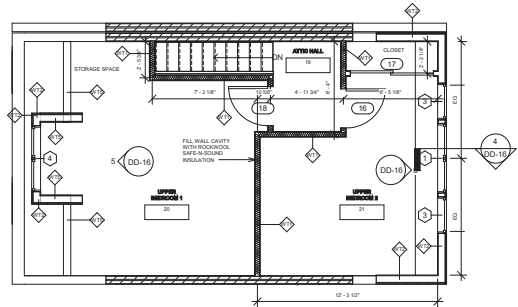
2 SECOND FLOOR PARTITION PLAN
1/4" = 1'-0"



3 BASEMENT PARTITION PLAN
1/4" = 1'-0"

NOTES - PLUMBING, HEATING & VENTILATION

1. LICENSED PLUMBER TO INSTALL SEPARATE WATER SHUT OFF VALVE FOR EACH LINE/TURNE
2. LICENSED PLUMBER TO INSTALL BACKFLOW VALVE ON SEPARATE BRANCH
3. MECHANICAL CONTRACTOR TO PROVIDE SUPPLY/AIR RETURN CALCULATIONS OF DUCT TYPE. SMOKE DETECTORS MEETING UL94 STANDARD MUST BE INSTALLED IN THE SUPPLY/AIR RETURN DUCT TO SHUT OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM TRIGGERED
4. SUPPLY AND INSTALL SEPARATE THERMOSTATS IN EACH USE TO CONTROL THE FLOW OF AIR INDEPENDENTLY



4 THIRD FLOOR PARTITION PLAN
1/4" = 1'-0"



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No.	Description	Date

MANN

29 Rideau

DETAILS & SCHEDULES

29 Rideau Street
Kingston, Ontario

Project Number M865A824

Date NOV 13/18

Drawn By JR

Checked By BCS

DD-04

Scale As indicated

Door Number	Door Size	Thickness	Door Type	Location	Phase Created	Fire Rating	Door Closer	Finish		Comments
								Door	Frame	
1	32" x 80.75"	1 3/4"	EXTERIOR	FIRST FLOOR	Existing			GREY (INTERIOR SIDE) SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	EXISTING DOOR TO REMAIN
2	36" x 80"	1 3/4"	INTERIOR SAFE' N SOUND	FIRST FLOOR	New Construction	FR 20 MINS	YES	GREY SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
3	36" x 80"	1 3/4"	INTERIOR SAFE' N SOUND	FIRST FLOOR	New Construction	FR 20 MINS	YES	GREY SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
4	27" x 80"	1 3/4"	INTERIOR SAFE' N SOUND	FIRST FLOOR	New Construction			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
5	30" x 80"	1 3/4"	INTERIOR SAFE' N SOUND	FIRST FLOOR	New Construction			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
6	35" x 77"	1 3/4"	EXTERIOR	FIRST FLOOR	Existing			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	EXISTING DOOR TO REMAIN
7	34" x 80"	1 3/4"	EXTERIOR	FIRST FLOOR	New Construction			GREY SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
8	32" x 78"	1 3/4"	INTERIOR SAFE' N SOUND	BASEMENT	New Construction			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
9	36" x 78"	1 3/4"	INTERIOR SAFE' N SOUND	BASEMENT	New Construction			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
10	72" x 78"	1 3/4"	INTERIOR SAFE' N SOUND	BASEMENT	New Construction			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
11	36" x 80"	1 3/4"	INTERIOR SAFE' N SOUND	BASEMENT	New Construction	FR 20 MINS	YES	WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
12	26" X 77.5"	1 3/4"	EXTERIOR	BASEMENT	Existing			GREY SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	REPLACE EXISTING DOOR; NEW DOOR TO BE INSULATED EXTERIOR STEEL DOOR INCL WINDOW, GLASS SIZE NOT LESS THAN 3.85 SQ FT
13	36" x 80"	1 3/4"	EXTERIOR	SECOND FLOOR	New Construction			GREY SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	REPLACE EXISTING WINDOW WITH DOOR TO NEW ROOFTOP DECK
14	23.5" x 72.25"	1 1/4"	INTERIOR	SECOND FLOOR	Existing			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	EXISTING DOOR TO REMAIN, FINISHED TO MATCH ADJOINING WALL
15	30" x 78.75"	1 3/4"	INTERIOR	SECOND FLOOR	Existing			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	EXISTING DOOR TO REMAIN, FINISHED TO MATCH ADJOINING WALL
16	32" X 80"	1 3/4"	INTERIOR SAFE' N SOUND	ATTIC	New Construction			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
17	68" x 80"	1 3/4"	INTERIOR SAFE' N SOUND	ATTIC	New Construction			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	
18	32" X 80"	1 3/4"	INTERIOR SAFE' N SOUND	ATTIC	New Construction			WHITE SEMI GLOSS PAINT	WHITE SEMI GLOSS PAINT	

UNITS > 5 YEARS OLD		
GROSS FLOOR AREA		
THE GROSS FLOOR AREA SHALL BE EQUAL TO OR LESS THAN THE GROSS FLOOR AREA OF THE PRINCIPAL DWELLING UNIT	GROSS FLOOR AREA OF PRINCIPAL DWELLING UNIT 1,066 SQ FT.	GROSS FLOOR AREA OF SECONDARY SUITE 666 SQ FT
ROOM SIZES/FLOOR AREA		
ROOM/SPACE	MINIMUM REQUIRED FLOOR AREA	ACTUAL FLOOR AREA
LIVING ROOM COMBINED WITH A KITCHEN AND DINING AREA OR UNIT WITH SLEEPING ACCOMMODATION FOR NOT MORE THAN TWO PERSONS	11.6 SQ (18 SQ FT)	11.32 SQ (22 SQ FT)
DINING ROOM IF COMBINED WITH OTHER SPACES	3.25 SQ (5 SQ FT)	3.43 SQ (7 SQ FT)
KITCHEN UNIT WITH SLEEPING ACCOMMODATION FOR NOT MORE THAN TWO PERSONS	3.7 SQ (6 SQ FT)	7.43 SQ (16 SQ FT)
MASTER BEDROOM WITHOUT BUILT IN CABINETS	5.8 SQ (10 SQ FT)	14.3 SQ (30 SQ FT)
BATHROOM	5.8 SQ (10 SQ FT)	4.83 SQ (10 SQ FT)
BATHROOM	BATHROOM SHALL BE ACCOMMODATE A TOILET, SINK AND TUB	4.83 SQ (10 SQ FT)
CEILING HEIGHTS		
ROOM/SPACE	MINIMUM HEIGHTS	ACTUAL HEIGHT
FIRST FLOOR - LIVING, DINING, KITCHEN, BATHROOM	8" OVER THE REQUIRED FLOOR AREA OR MINIMUM ROOM HEIGHT NOT LESS THAN 8" OVER AT LEAST 50% OF THE FLOOR AREA	8' 11 3/4"
BASEMENT - HALL & BEDROOM	8" OVER THE REQUIRED FLOOR AREA OR MINIMUM ROOM HEIGHT NOT LESS THAN 8" OVER AT LEAST 50% OF THE FLOOR AREA	8' 0"
BASEMENT - LAUNDRY	8" OVER THE REQUIRED FLOOR AREA OR MINIMUM ROOM HEIGHT NOT LESS THAN 8" OVER AT LEAST 50% OF THE FLOOR AREA	7' 2"
BASEMENT - MECHANICAL	8" OVER THE REQUIRED FLOOR AREA OR MINIMUM ROOM HEIGHT NOT LESS THAN 8" OVER AT LEAST 50% OF THE FLOOR AREA	7' 10 1/2"
DOOR SIZES		
ROOM/SPACE	MINIMUM SIZE	ACTUAL SIZE
DWELLING UNIT ENTRANCE VESTIBULE OR ENTRANCE HALL	32" X 70"	36" X 80"
DWELLING UNIT ENTRANCE VESTIBULE OR ENTRANCE HALL	32" X 70"	36" X 80"
BATHROOM WATER CLOSET AND SHOWER ROOM	24" X 70"	30" X 80"
ROOMS LOCATED OFF HALLWAYS	30" X 70"	30" X 70"
ALL DOORS IN AT LEAST ONE LINE OF PASSAGE FROM THE EXTERIOR TO THE EXTERIOR	32" X 70"	32" X 70"
ALL DOORS IN AT LEAST ONE LINE OF PASSAGE FROM THE EXTERIOR TO THE BASEMENT/UTILITY ROOMS	32" X 70"	30" X 70"
WINDOWS		
ROOM/SPACE	MINIMUM COVERAGE	ACTUAL COVERAGE
LIVING ROOM AND DINING ROOM AREAS	5% OF FLOOR AREA	11.87 % OF FLOOR AREA
KITCHEN AREA	NOT REQUIRED	N/A
BEDROOM	2.5% OF FLOOR AREA	2.5% OF FLOOR AREA
LAUNDRY	2% OF FLOOR AREA	EXISTING LAUNDRY BELOW GROUND NO WINDOW
BASEMENT EGRESS WINDOW	UNLESS A DOOR AT THE SAME FLOOR LEVEL PROVIDES ACCESS DIRECTLY TO THE EXTERIOR THERE MUST BE A WINDOW OF ONE WINDOW FOR EGRESS	DOOR ON SAME FLOOR LEVEL, NO WINDOW REQUIRED
FIRE SEPARATIONS		
ROOM/SPACE	REQUIRED	PROVIDED
UNIT SEPARATIONS	30 MINUTE HORIZONTAL AND VERTICAL SEPARATION REQUIRED BETWEEN UNITS	1 HOUR VERTICAL AND 30 MINS HORIZONTAL SEPARATION PROVIDED BETWEEN UNITS (SEE DS-11 FIRE SEPARATION)
DOORS	30 MINUTE FIRE RATED DOORS BETWEEN DWELLING UNITS WITH SELF-CLOSING DEVICES	30 MINUTE FIRE RATED DOORS BETWEEN DWELLING UNITS WITH SELF-CLOSING DEVICES (SEE DOOR SCHEDULE)

BUILDING CODE MATRIX - UNIT 1
SECONDARY SUITE
1/4" = 1'-0"

Window Number	Window Size		Window Type	Material	Finish
	Width	Height			
1	4' - 9"	3' - 8"	Casement Double	VINYL	WHITE
2	1' - 11 1/2"	3' - 8"	Fixed with Trim	VINYL	WHITE
3	2' - 6"	3' - 8"	Fixed with Trim	VINYL	WHITE
4	4' - 6"	3' - 8"	Casement Double	VINYL	WHITE

WALL TYPE 1 - 4 1/2" INTERIOR PARTITION
1/2" GYPSUM WALL BOARD
3 1/2" STUD
1/2" GYPSUM WALL BOARD



WALL TYPE 2 - 7 1/4" EXTERIOR WALL
EXTERIOR SIDE
3/4" SIDING
0" AIR INFILTRATION BARRIER
1/2" PL WOOD SHEATHING/OSSB
5 1/2" WOOD STUD
0" VAPOR RETARDANT
1/2" GYPSUM WALL BOARD
INTERIOR SIDE



WALL TYPE 3 - 3 3/8" INTERIOR PARTITION
1 1/2" WOOD STUD
1/2" MOISTURE RESISTANT BOARD (CEMENT BOARD, GREEN BOARD, DENT SHIELD OR EQUIVALENT)
3/8" TILE
INTERIOR SIDE



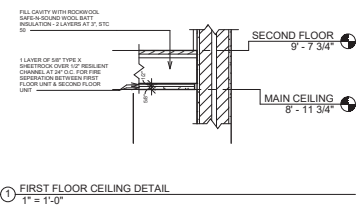
WALL TYPE 4 - 4 3/4" - 1 HOUR FIRE RATED INTERIOR PARTITION
5/8" TYPE X (1 HR FIRE RATED) GYPSUM WALL BOARD
3 1/2" WOOD STUD
FILL CAVITY WITH ROCKWOOL SAFE-N-SOUND WOOL BATT INSULATION - STC 45
5/8" TYPE X (1 HR FIRE RATED) GYPSUM WALL BOARD



WALL TYPE 5 - 0" PARTITION
EXTERIOR SIDE
5 1/2" WOOD STUD
FILL CAVITY WITH BATT INSULATION
0" VAPOR RETARDANT
1/2" GYPSUM WALL BOARD
INTERIOR SIDE



WALL TYPES LEGEND
1" = 1'-0"





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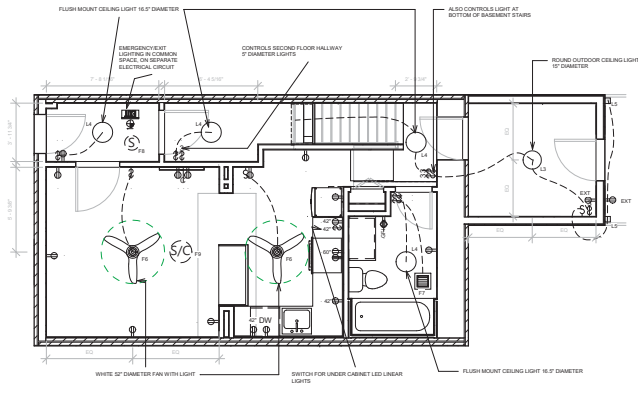
29 Rideau

RCP &
ELECTRICAL

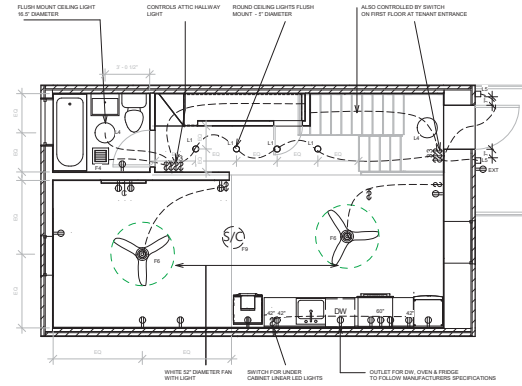
29 Rideau Street
Kingston, Ontario

Project Number	M865A824
Date	NOV 13/18
Drawn By	JR
Checked By	BCS

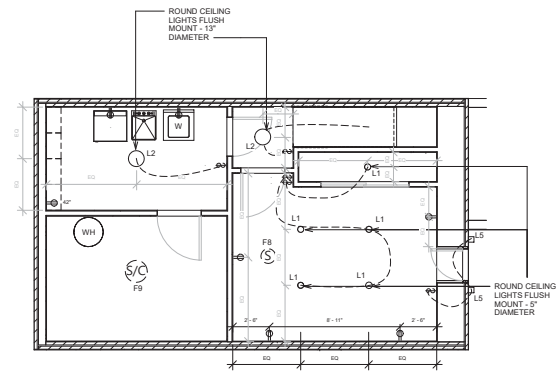
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Scale 1/4" = 1'-0"



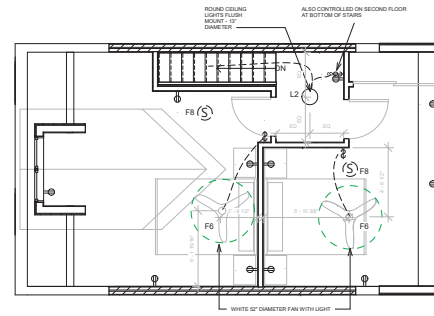
1 FIRST FLOOR
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"



3 BASEMENT
1/4" = 1'-0"



4 THIRD FLOOR CEILING
1/4" = 1'-0"



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BCIN 45209

BRYAN STONE BCIN 32123
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No.	Description	Date

L1		LED SURFACE MOUNT ROUND CEILING LIGHT, WHITE
L2		LED SURFACE MOUNT ROUND CEILING LIGHT, WHITE
L3		LED OUTDOOR CEILING MOUNT LIGHT, STAINLESS STEEL
L4		LED FLUSH MOUNT ROUND CEILING LIGHT
L5		LED WALL MOUNT OUTDOOR LIGHT 4'0" W x 6" H
F6		52" DIAMETER FAN WITH LED LIGHT
F7		BATHROOM EXHAUST FAN
F8		SMOKE DETECTOR
F9		SMOKE & CARBON MONOXIDE DETECTOR

LIGHTING FIXTURE LEGEND
1/2" = 1'-0"

	15A DUPLEX
	SINGLE POLE DIMMER SWITCH
	THREE WAY SWITCH
	15A GFI OUTLET
	20A OUTLET FOR WASHING MACHINE. CONFIRM WITH APPLIANCE MANUFACTURE
	CABLE OUTLET
	EXTERIOR DUPLEX

ELECTRICAL LEGEND
1/2" = 1'-0"

ELECTRICAL NOTES	
Number	Comments
1	ALL OUTLETS TO BE DECORA STYLE, COLOUR TBD
2	ALL COVER PLATES TO BE DECORA, DESIGNERS STYLE, SCREWLESS, COLOUR TO MATCH ADJOINING OUTLET
3	GANG ALL DEVICES WHERE POSSIBLE
4	ALL DIMMERS AND SWITCHES TO BE 48" AFF UNLESS OTHERWISE NOTED
5	ALL OUTLETS TO BE MOUNTED 13" AFF UNLESS NOTED OTHERWISE
6	WALL OUTLETS SHOULD BE SPACED NO FATHER THAN 12 FEET APART
7	SMOKE ALARMS TO MEET CAN/ULC S531 PERFORMACE STANDARDS
8	SMOKE AND CARBON MONOXIDE DETECTORS TO BE CONNECTED TO ELECTRICAL CIRCUIT AND MUST HAVE FLASHING STROBE LIGHT WHEN ACTIVATED
9	SMOKE AND CARBON MONOXIDE DETECTORS TO BE INTERCONNECTED WITHIN EACH SUITE
10	SMOKE ALARMS TO BE ON EVERY LEVEL, OUTSIDE SLEEPING AREAS, IN EACH BEDROOM AND IN COMMON AREAS SHARED BY BOTH UNITS
11	CARBON MONOXIDE DETECTORS TO BE LOCATED NEAR BEDROOMS AND SLEEPING AREAS AND IN THE MECHANICAL ROOM
12	EMERGENCY/EXIT LIGHTING IN COMMON SPACE, ON SEPARATE ELECTRICAL CIRCUIT

MANN

29 Rideau

RCP & ELEC SCHEDULES

29 Rideau Street
Kingston, Ontario

Project Number M865A824
Date NOV 13/18
Drawn By JR
Checked By BCS

DD-06

Scale 1/2" = 1'-0"



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STONE & ASSOCIATES DESIGN INC.
BCIN 45209

BRYAN STONE BCIN 32123

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No.	Description	Date
1	AS BUILT ISSUED	11/22/18
2	DESIGN OPTION 1 ISSUED	12/4/18
3	DESIGN PLAN 1 REVISED	12/5/18
4	DESIGN PLAN 1 REVISED	12/12/18

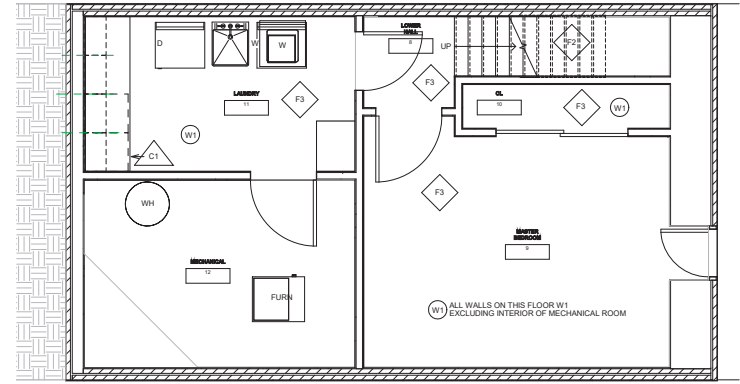
MANN
29 Rideau
FINISH PLANS

29 Rideau Street
Kingston, Ontario

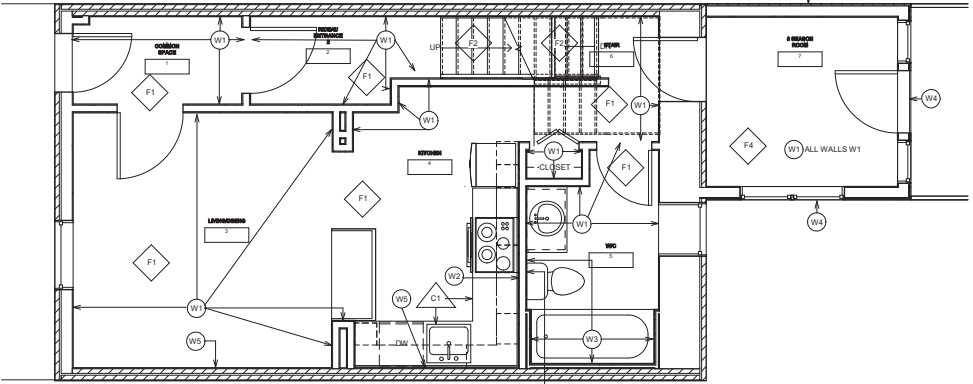
Project Number **M865A824**
Date **NOV 13/18**
Drawn By **JR**
Checked By **BCS**

DD-07

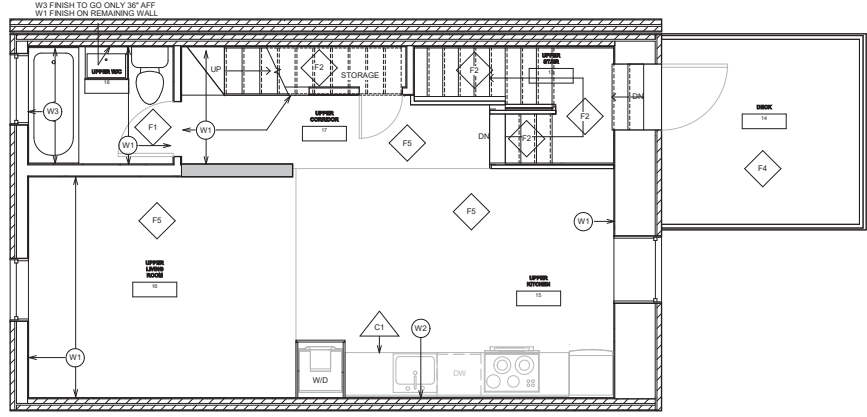
Scale **3/8" = 1'-0"**



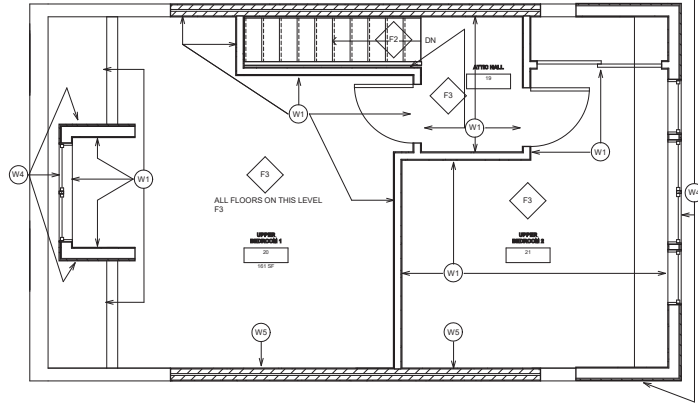
1 BASEMENT FINISHES PLAN
3/8" = 1'-0"



2 FIRST FLOOR FINISHES PLAN
3/8" = 1'-0"



3 SECOND FLOOR FINISHES PLAN
3/8" = 1'-0"



4 THIRD FLOOR FINISHES PLAN
3/8" = 1'-0"



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BCIN 45209

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No	Description	Date

MANN

29 Rideau

FINISH SCHEDULES

29 Rideau Street
Kingston, Ontario

Project Number	M865A824
Date	NOV 13/18
Drawn By	JR
Checked By	BCS

DD-08

Scale 1/4" = 1'-0"

Room Finish Schedule									
Room Number	Room Name	Finish			North Wall	East Wall	South Wall	West Wall	Finish Ceiling
		Floor	Base						
1	COMMON SPACE	Floor Tile Natural Matte Wood Look - 24" x 24"	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
2	RIDEAU ENTRANCE 2	Floor Tile Natural Matte Wood Look - 24" x 24"	Paint, White		Paint, White	N/A	Paint, White	Paint, White	Paint, White
3	LIVING/DINING	Floor Tile Natural Matte Wood Look - 24" x 24"	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
4	KITCHEN	Floor Tile Natural Matte Wood Look - 24" x 24"	Paint, White		Paint, White	Tile Light Grey - 10" x 60"	Limestone Wall	Paint, White	Paint, White
5	W/C	Floor Tile Natural Matte Wood Look - 24" x 24"	Paint, White		Paint, White	Paint, White & Polished Grey Marble Look Wall Tile - 30" x 60" (Shower Wall)	Polished Grey Marble Look Wall Tile - 30" x 60"	Polished Grey Marble Look Wall Tile - 30" x 60"	Paint, White
6	STAIR	Neutral Patterned Carpet	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
7	3 SEASON ROOM	Composite Decking	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
8	LOWER HALL	Vinyl Plank Flooring - 4" x 36"	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
9	MASTER BEDROOM	Vinyl Plank Flooring - 4" x 36"	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
10	CL	Vinyl Plank Flooring - 4" x 36"	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
11	LAUNDRY	Vinyl Plank Flooring - 4" x 36"	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
12	MECHANICAL	N/A	N/A		N/A	N/A	N/A	N/A	N/A
13	UPPER STAIR	Neutral Patterned Carpet	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
14	DECK	Composite Decking					Tile Light Grey - 10" x 60"		
15	UPPER KITCHEN	Original Wood Floor	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
16	UPPER LIVING ROOM	Original Wood Floor	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
17	UPPER CORRIDOR	Original Wood Floor	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
18	UPPER W/C	Floor Tile Natural Matte Wood Look - 24" x 24"	Paint, White		Paint, White	Polished Grey Marble Look Wall Tile - 30" x 60"	Paint White & Polished Grey Marble Look Wall Tile - 30" x 60" (Shower Wall)	Polished Grey Marble Look Wall Tile - 30" x 60"	Paint, White
19	ATTIC HALL	Vinyl Plank Flooring - 4" x 36"	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
20	UPPER BEDROOM 1	Vinyl Plank Flooring - 4" x 36"	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White
21	UPPER BEDROOM 2	Vinyl Plank Flooring - 4" x 36"	Paint, White		Paint, White	Paint, White	Paint, White	Paint, White	Paint, White

FINISHES LEGEND		
WALL ○	FLOOR ◇	COUNTERTOP △
(W1) Paint, White	(F1) Floor Tile Natural Matte Wood Look - 24" x 24"	(CT1) Natural Grey Corian Countertops
(W2) Back Splash Tile Light Grey - 10" x 60"	(F2) Neutral Patterned Carpet	
(W3) Polished Grey Marble Look Wall Tile - 30" x 60"	(F3) Vinyl Plank Flooring - 4" x 36"	
(W4) Grey Siding	(F4) Composite Decking	
(W5) Exposed Original Limestone	(F5) Original Wood Flooring	

FINISHES LEGEND
1/4" = 1'-0"



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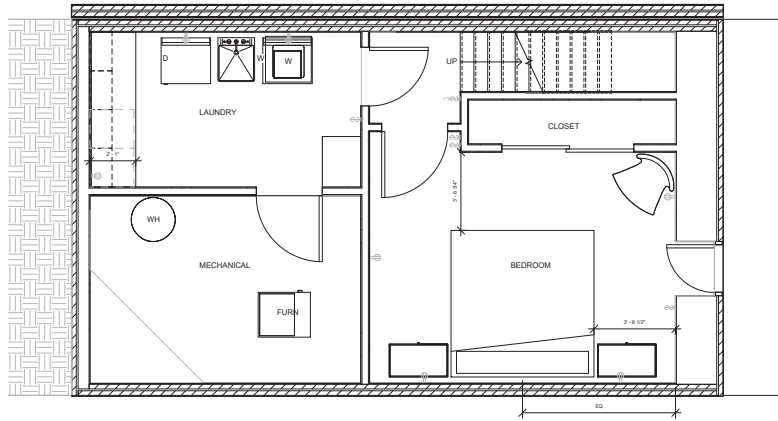
STONE & ASSOCIATES DESIGN INC.
BCIN 45209

BRYAN STONE BCIN 32123

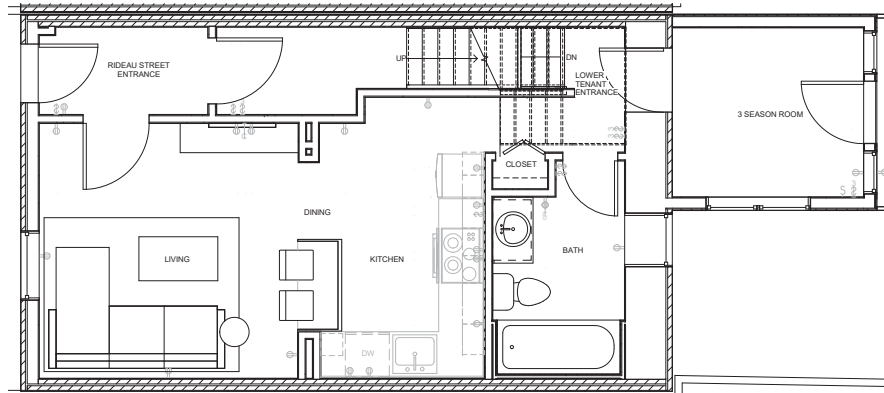
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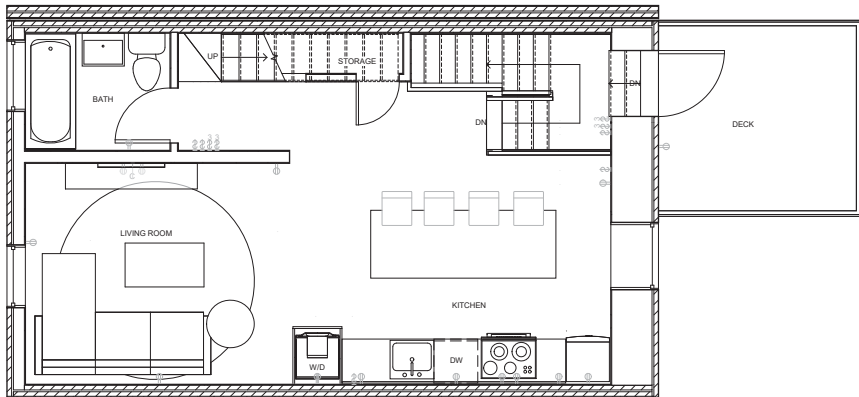
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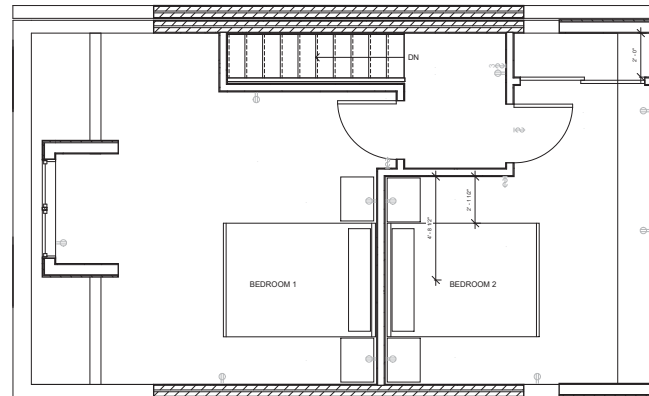
① BASEMENT FURNITURE PLAN
3/8" = 1'-0"



② FIRST FLOOR FURNITURE PLAN
3/8" = 1'-0"



③ SECOND FLOOR FURNITURE PLAN
3/8" = 1'-0"



④ THIRD FLOOR FURNITURE PLAN
3/8" = 1'-0"

No	Description	Date

MANN

29 Rideau

FURNITURE PLANS

29 Rideau Street
Kingston, Ontario

Project Number M865A824

Date NOV 13/18

Drawn By JR

Checked By BCS

DD-09

Scale 3/8" = 1'-0"

11/8/2019 3:27:48 PM



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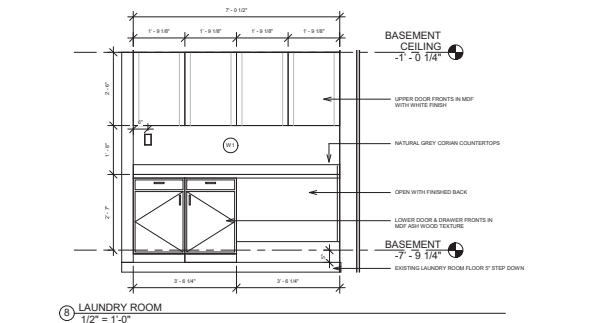
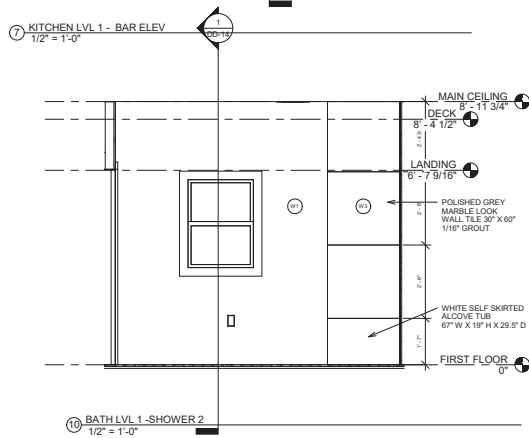
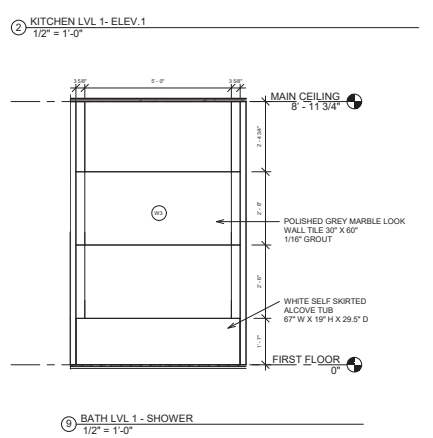
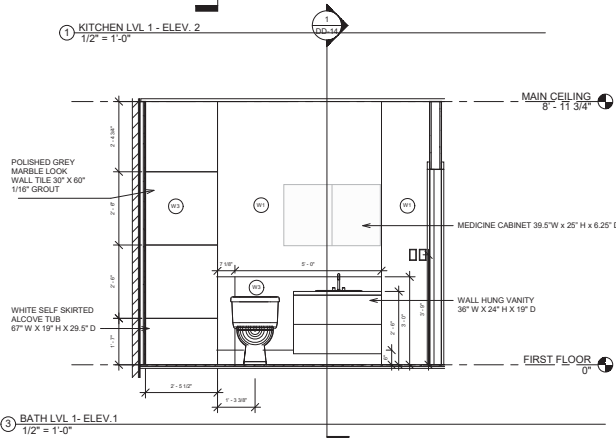
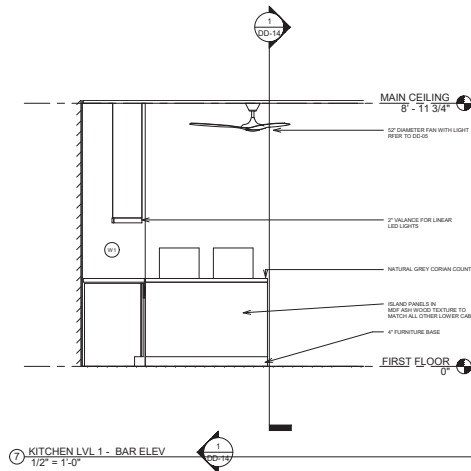
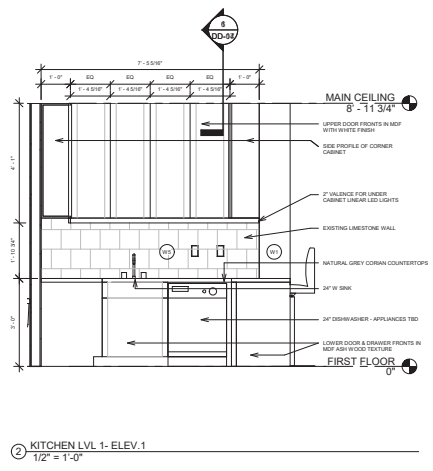
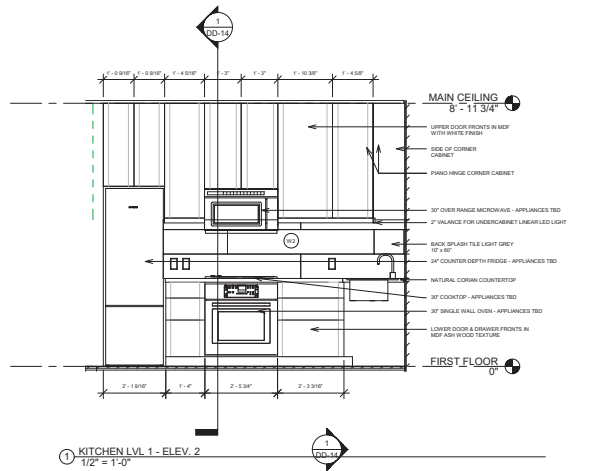
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No	Description	Date



MANN

29 Rideau

ELEVATIONS

29 Rideau Street
Kingston, Ontario

Project Number	M865A824
Date	NOV 13/18
Drawn By	JR
Checked By	BCS

DD-10

Scale 1/2" = 1'-0"

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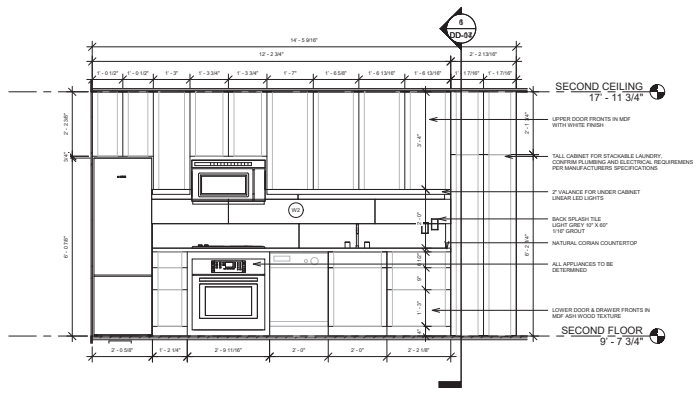
No	Description	Date

MANN
29 Rideau
ELEVATIONS
29 Rideau Street
Kingston, Ontario

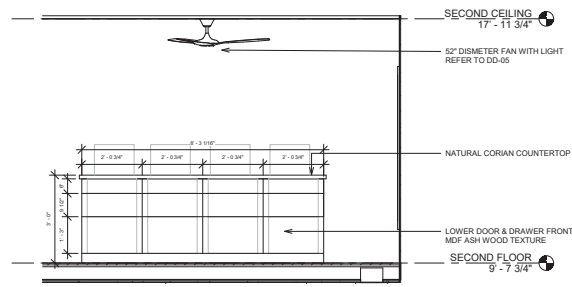
Project Number	M865A824
Date	NOV 13/18
Drawn By	JR
Checked By	BCS

DD-11
Scale 1/2" = 1'-0"

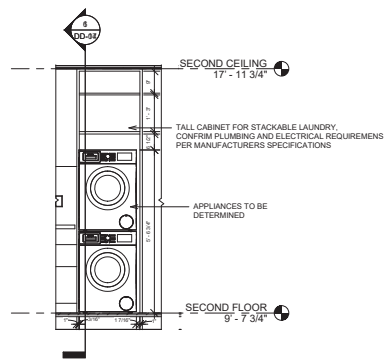
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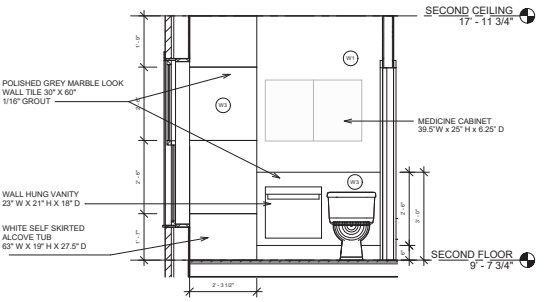
1 KITCHEN LVL 2
1/2" = 1'-0"



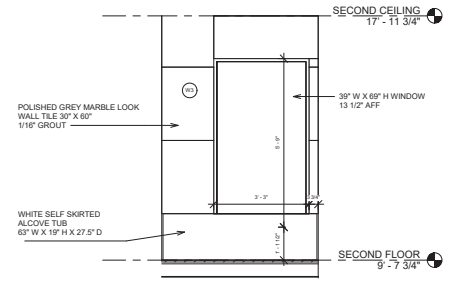
2 KITCHEN ISLAND LVL 2
1/2" = 1'-0"



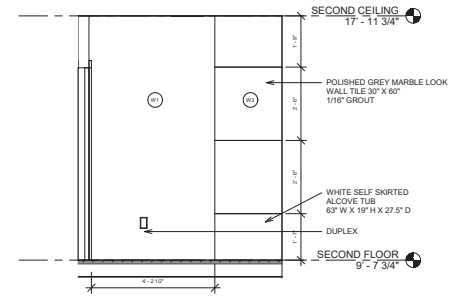
3 KITCHEN LVL 2 - LAUNDRY
1/2" = 1'-0"



4 LVL 2 W/C - ELEV 1
1/2" = 1'-0"



5 LVL 2 W/C - ELEV 2
1/2" = 1'-0"



6 LVL 2 W/C - ELEV 3
1/2" = 1'-0"

STONE & ASSOCIATES DESIGN
 1863 Sydenham Road • Kingston, Ontario, K7L 6W4
 (613) 546-0207 • Fax: (613) 543-5160
 email: stone@stonead.com

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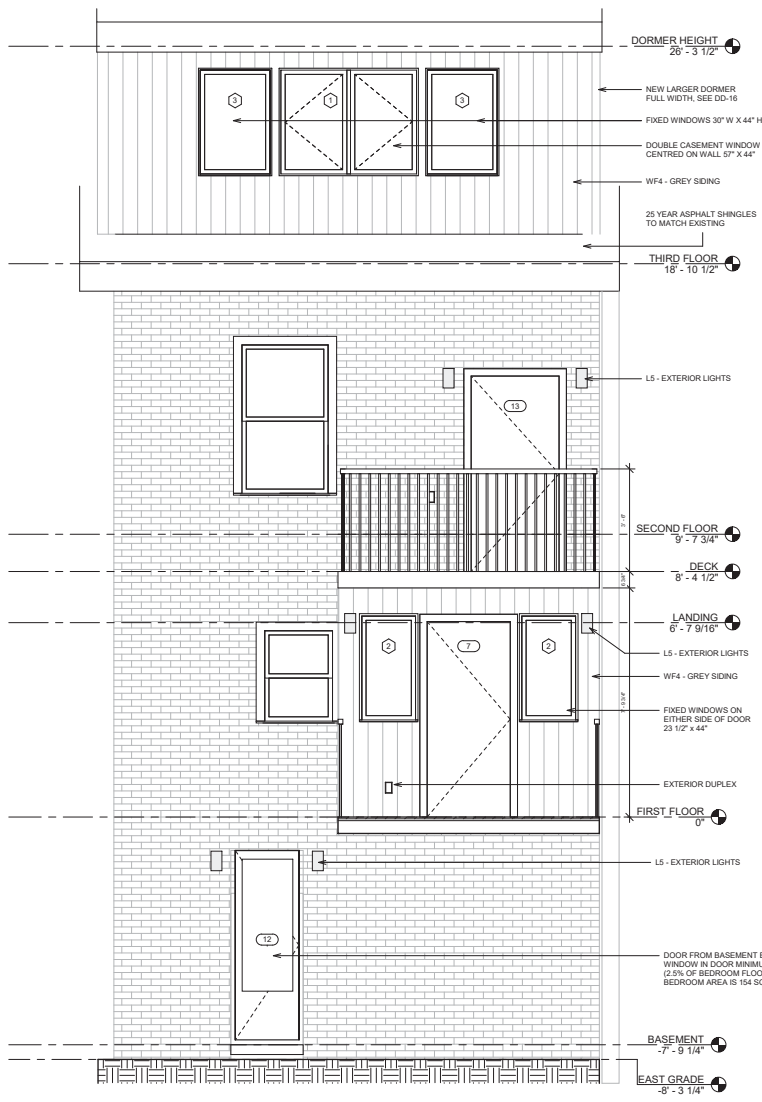
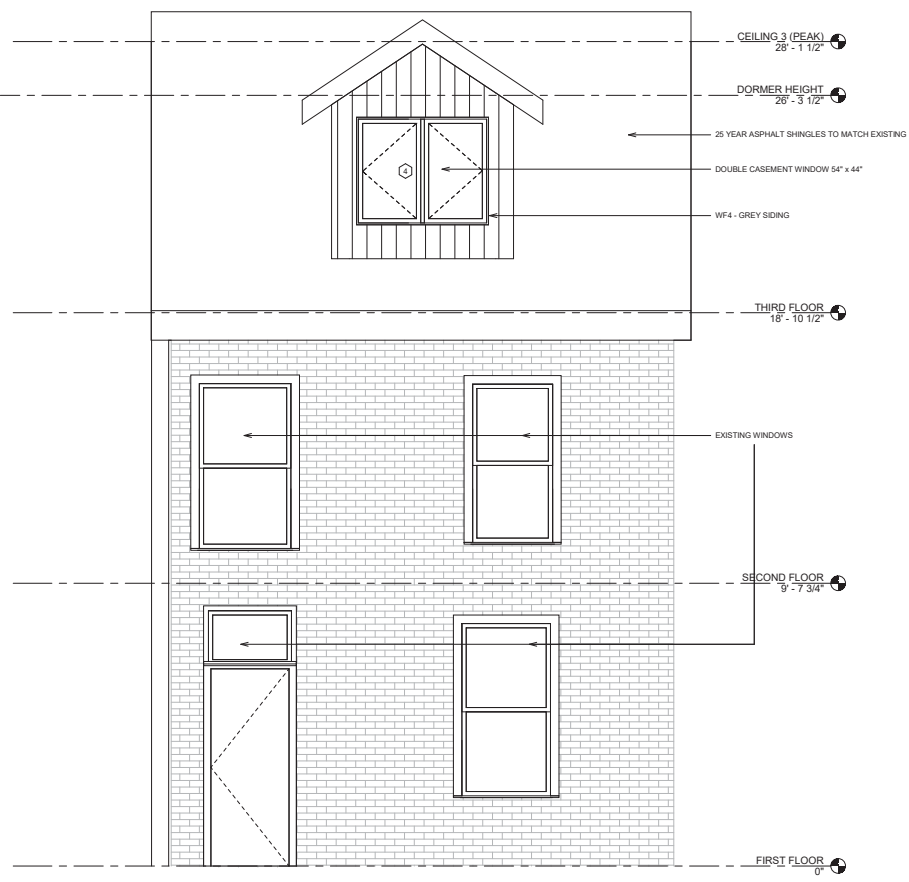
No.	Description	Date

MANN
29 Rideau
EXTERIOR ELEVATIONS

29 Rideau Street
Kingston, Ontario

Project Number	M865A824
Date	NOV 13/18
Drawn By	JR
Checked By	BCS

DD-12
Scale 1/2" = 1'-0"



West
1/2" = 1'-0"

ADDITION & DECK ELEVATION Copy 1
1/2" = 1'-0"

11/20/2019 3:28:54 PM



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No	Description	Date

MANN

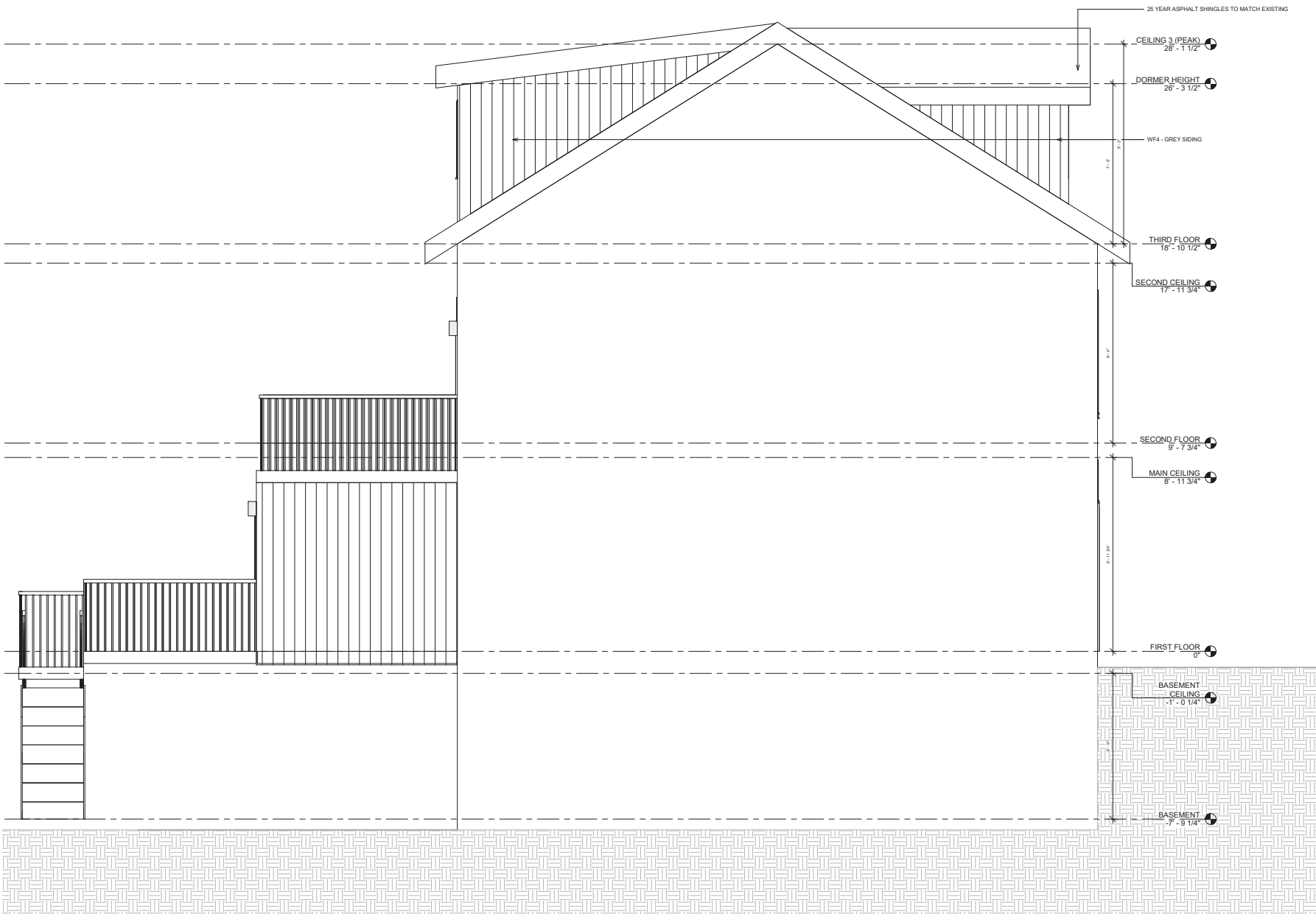
29 Rideau

EXTERIOR ELEVATION

29 Rideau Street
Kingston, Ontario

Project Number **M865A824**
Date **NOV 13/18**
Drawn By **JR**
Checked By **BCS**

DD-13
Scale **1/2" = 1'-0"**



North
1/2" = 1'-0"

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No.	Description	Date

MANN

29 Rideau

SECTION

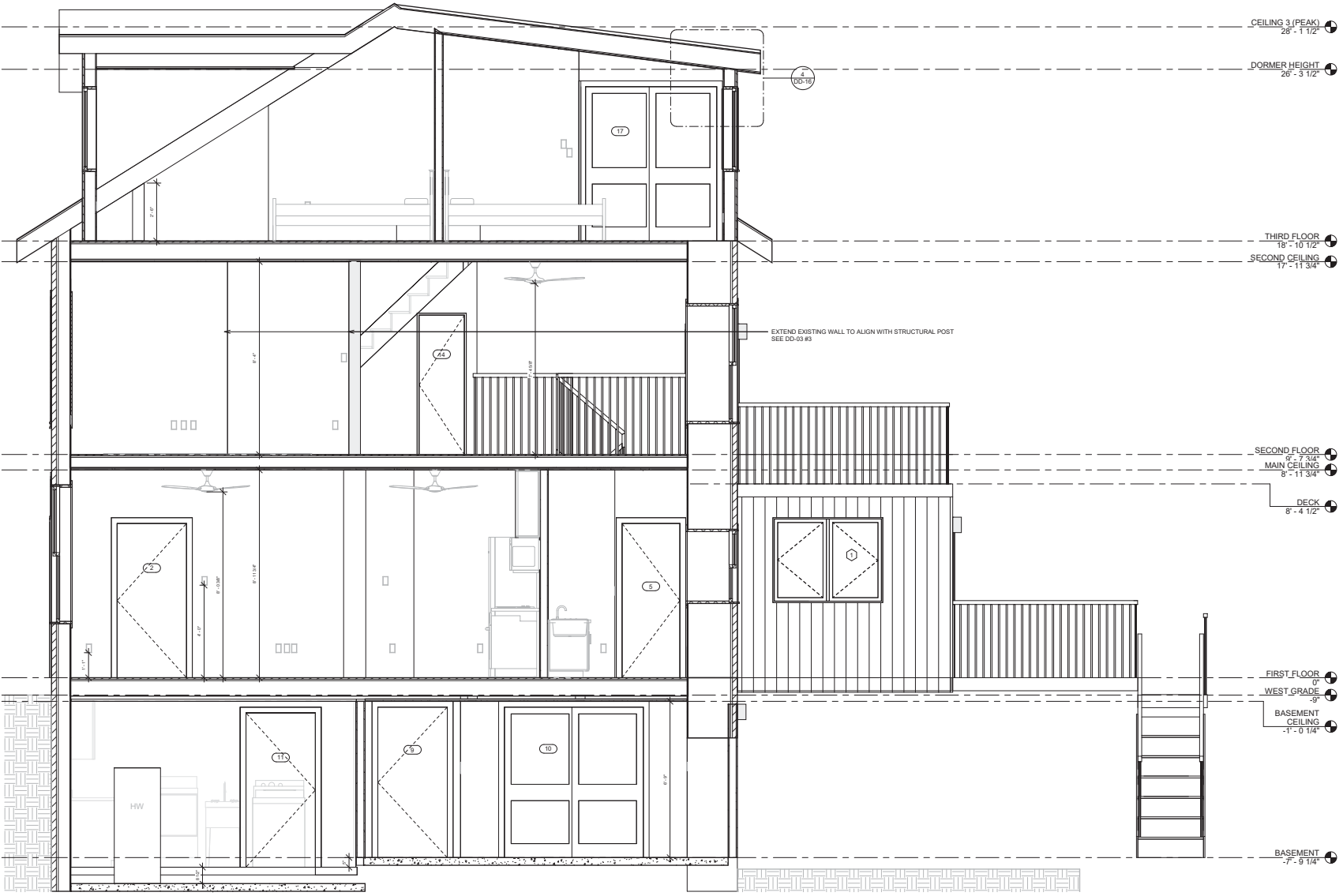
29 Rideau Street
Kingston, Ontario

Project Number	M865A824
Date	NOV 13/18
Drawn By	JR
Checked By	BCS

DD-14

Scale 1/2" = 1'-0"

1/18/2019 3:29:28 PM



1 Section 6
1/2" = 1'-0"

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No	Description	Date

MANN

29 Rideau

ADDITION

29 Rideau Street
Kingston, Ontario

Project Number M865A824

Date NOV 13/18

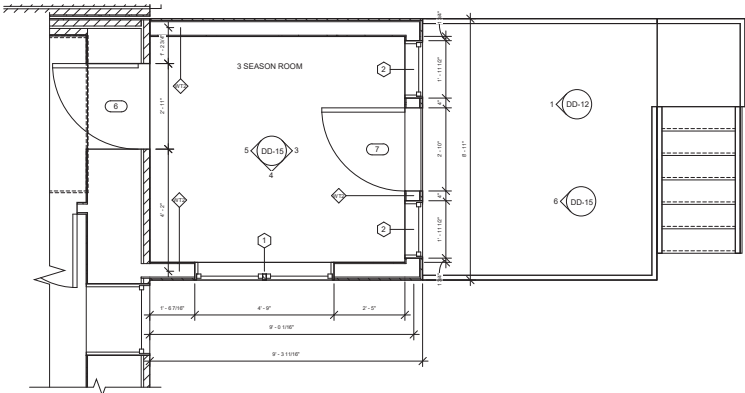
Drawn By JR

Checked By BCS

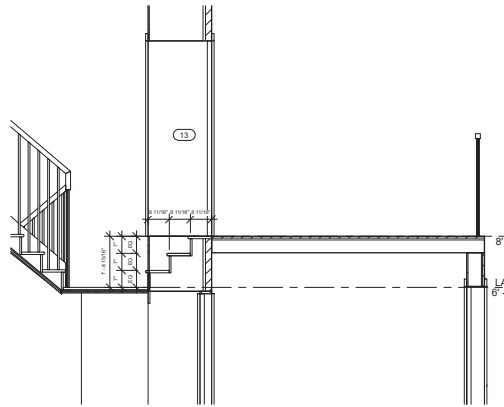
DD-15

Scale 1/2" = 1'-0"

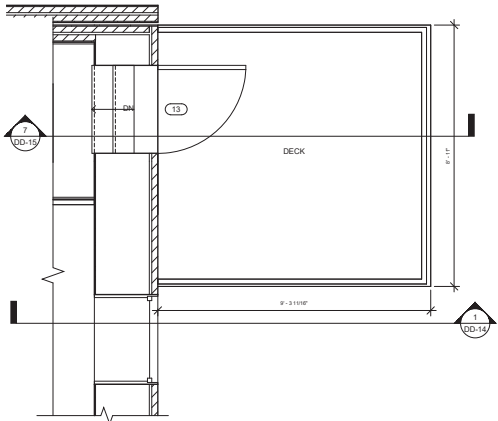
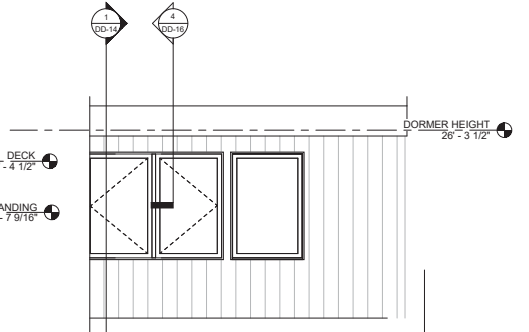
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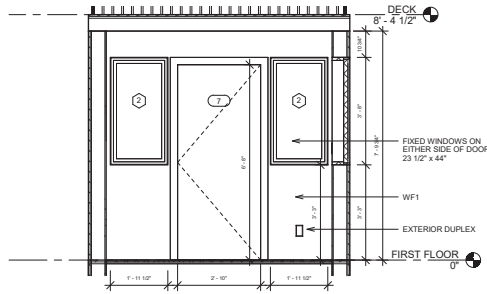
① FIRST FLOOR ADDITION
1/2" = 1'-0"



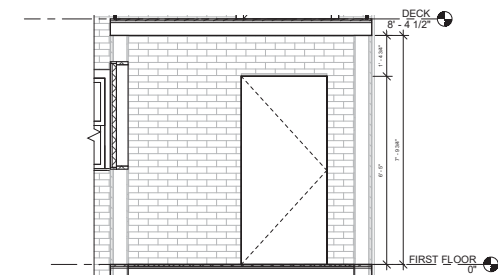
⑦ DOOR TO ROOF DECK
1/2" = 1'-0"



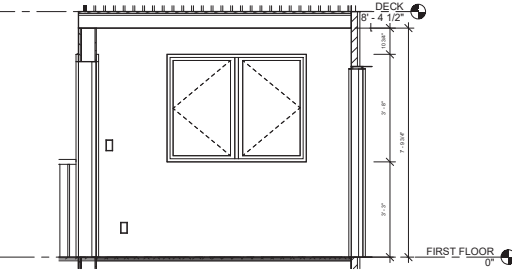
② SECOND FLOOR DECK
1/2" = 1'-0"



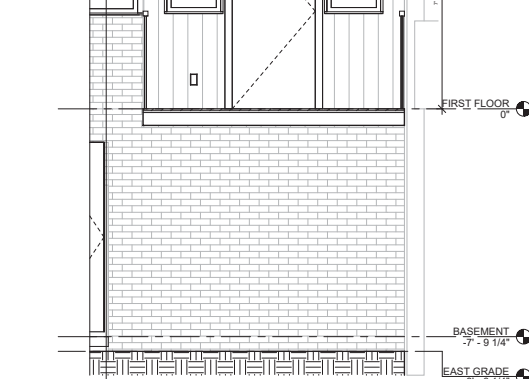
③ ADDITION ELEVATION 1
1/2" = 1'-0"



⑤ ADDITION ELEVATION 3
1/2" = 1'-0"



④ ADDITION ELEVATION 2
1/2" = 1'-0"



⑥ ADDITION & DECK ELEVATION
1/2" = 1'-0"

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

STONE & ASSOCIATES DESIGN INC.
BCIN 45209

BRYAN STONE BCIN 32123
These contract documents are the property of the Designer. The Designer bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Designer will provide written / graphic clarification, or supplementary information regarding the intent of the Contract Documents. The Designer will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with Contract Documents to the Designer before commencing work.

All work to be carried out under these Contract Documents to conform to local Building Codes.

No.	Description	Date

MANN

29 Rideau

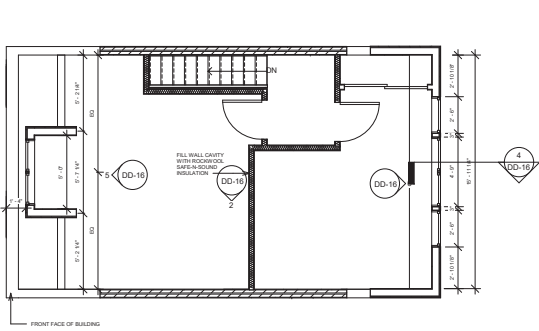
DORMER

29 Rideau Street
Kingston, Ontario

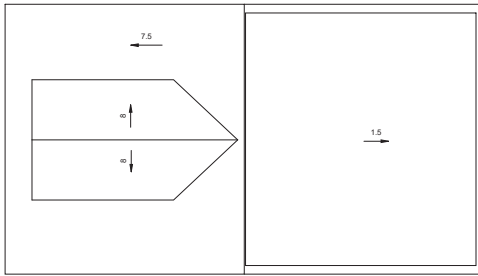
Project Number M865A824
Date NOV 13/18
Drawn By JR
Checked By BCS

DD-16

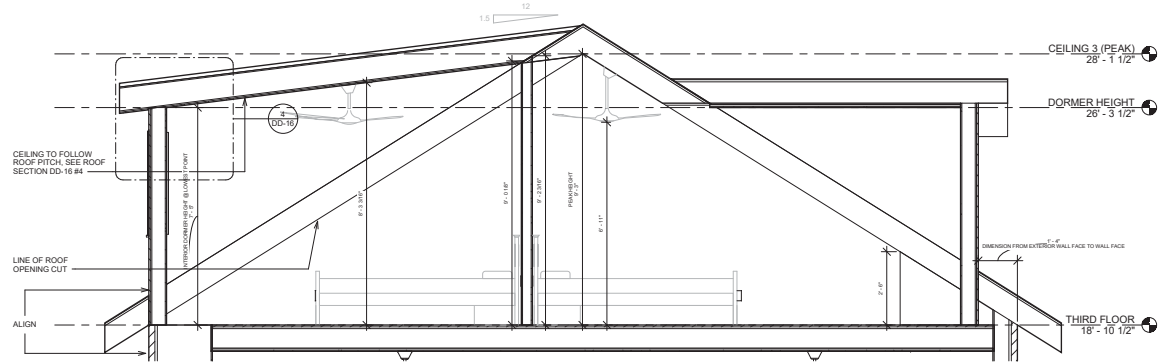
Scale As indicated



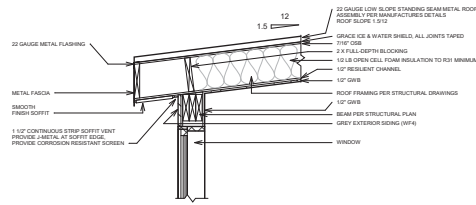
1 DORMER
1/4" = 1'-0"



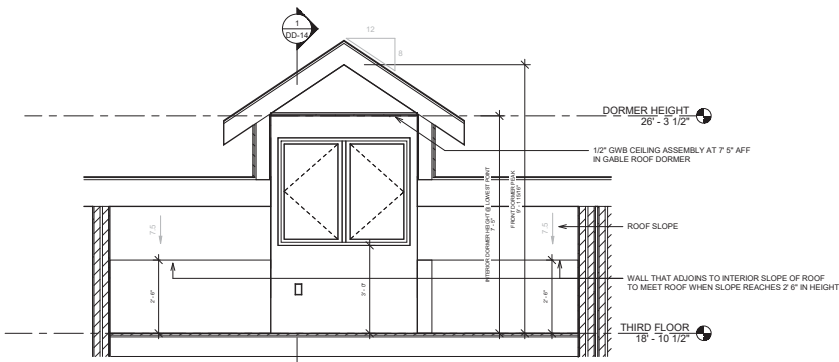
3 ROOF PLAN
1/4" = 1'-0"



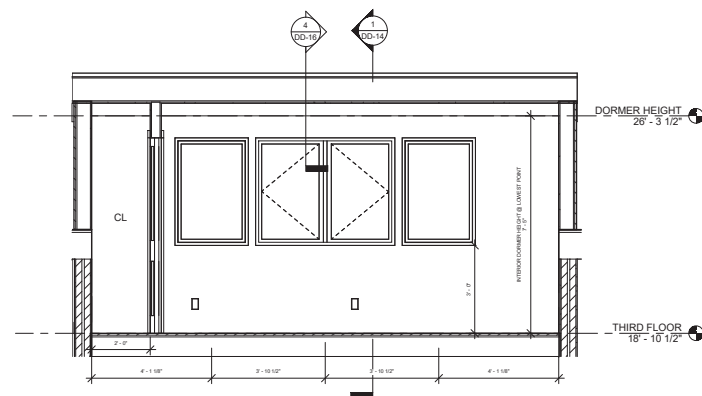
2 THIRD FLOOR BEDROOMS
1/2" = 1'-0"



4 SHED ROOF SECTION
3/4" = 1'-0"



5 FRONT DORMER
1/2" = 1'-0"



6 BACK DORMER
1/2" = 1'-0"

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No.	Description	Date

MANN

29 Rideau

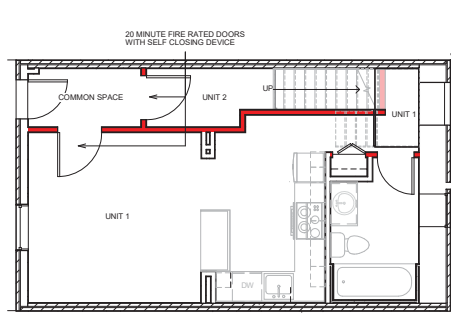
FIRE SEPARATION

29 Rideau Street
Kingston, Ontario

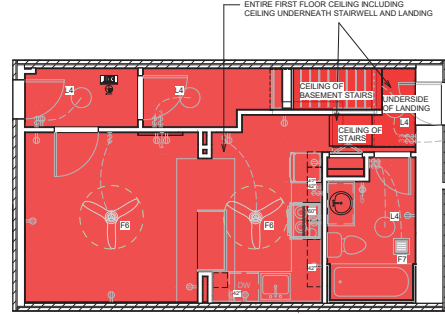
Project Number	M865A824
Date	NOV 13/18
Drawn By	JR
Checked By	BCS

DD-17

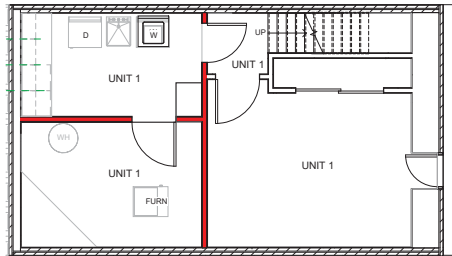
Scale As indicated



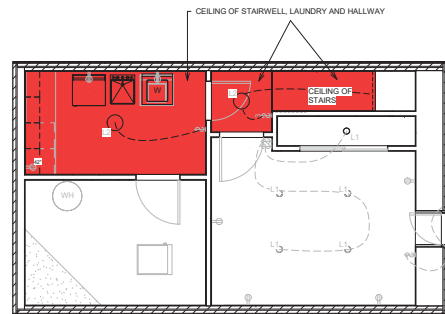
1 FIRST FLOOR FIRE SEPARATION WALLS
1/4" = 1'-0"



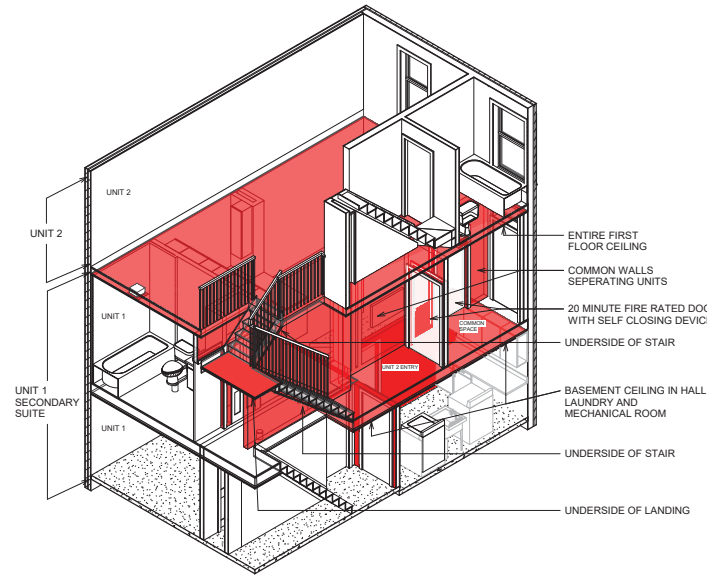
2 FIRST FLOOR CEILING FIRE SEPARATION
1/4" = 1'-0"



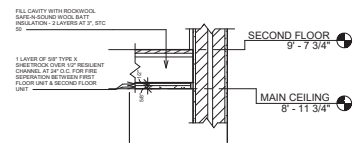
5 BASEMENT FIRE SEPARATION
1/4" = 1'-0"



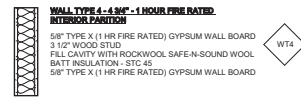
3 BASEMENT CEILING FIRE SEPARATION
1/4" = 1'-0"



4 3D FIRE SEPARATION



6 FIRST FLOOR CEILING DETAIL - FIRE SEPARATION
1" = 1'-0"



WALL SECTION - FIRE SEPARATION
1" = 1'-0"



Subject property at 29 Rideau Street



East side of Rideau Street looking south past subject property



East side of Rideau Street looking north of the subject property



East side of Rideau Street looking north from Barrack Street



West side of Rideau Street looking north from Barrack Street



West side of Rideau Street looking South from 320 Ordnance Street