



Committee of Adjustment Agenda

**Meeting Number 2020-06
Monday, June 22, 2020 at 5:30 p.m.**

Please Note: The meeting will occur in a “virtual electronic format”

Please provide regrets to James Thompson, Committee Clerk
at jcthompson@cityofkingston.ca

Committee Composition

Peter Skebo; Chair
Alex Adams
Paul Babin
Vincent Cinanni
Blaine Fudge
Somnath Sinha
Jordan Tekenos-Levy

- 1. Meeting to Order**
- 2. Approval of Agenda**
- 3. Disclosure of Pecuniary Interest**
- 4. Delegations**
- 5. Request for Deferral**

6. Returning Deferred Items

- a) **Application for: Consent**
File Number: D10-046-2019 and D10-047-2019
Address: 163 Union Street
Owner: Magdalene Karkoulis
Applicant: Fotenn Consultants Inc. (Youko Leclerc-Desjardins)

Report COA-20-022 is attached.

Schedule Pages 1-66

The purpose and effect of the two consent applications are to facilitate the creation of two new residential lots. One lot will have 11.5 metres of frontage on Union Street. The second lot will have 10.9 metres of frontage on Albert Street. The retained lot will contain the existing house.

7. New Business

- a) **Application for: Consent**
File Number: D10-048-2019
Address: 3028 Princess Street and 950-956 Woodhaven Drive
Owner: Vishal Valsadia & 2676628 Ontario Inc.
Applicant: Fotenn Consultants Inc. (Youko Leclerc-Desjardins)

Report COA-20-021 is attached.

Schedule Pages 67-86

The purpose and effect of the application is to transfer approximately 2948 square metres of land from 3028 Princess St to 950 Woodhaven Dr. The frontage will not be changed and no new lots will be created. No development is proposed as part of this application.

- b) **Application for: Consent for Easements**
File Number: D10-011-2020
Address: 847 Development Drive
Owner: Ivey Lea Kitchens Supplies
Applicant: Nathan Richard

Report COA-20-035 is attached.

Schedule Pages 87-113

The purpose and effect of the application is to create a right-of-way to the abutting property to allow access to parking areas and an easement to control the flow of storm water. 847 Development Drive is being developed with a 158-unit apartment building and 809 Development Drive is being developed with a 18-unit stacked town house. The right-of-way will allow the two properties to share a single entrance located on 847 Development Drive. The the easement will allow the storm water drainage plans of both properties are to be coordinated.

- c) Application for: Minor Variance
File Number: D13-019-2020
Address: 87 Cataraqui Street
Owners: Ian McIntyre & Sarah Tsiang
Applicant: Mac Gervan**

Report COA-20-036 is attached.

Schedule Pages 114-138

The purpose and effect of the application is to permit a reduction in minimum aggregate side yard width and to permit an increase to the maximum permitted building depth to facilitate a replacement rear yard addition with approximately 11.8 square metres of additional lot coverage.

- d) Application for: Minor Variance
File Number: D13-017-2020
Address: 826 Old Colony Road
Owner: Lauren Christie
Applicant: Lauren Christie**

Report COA-20-037 is attached.

Schedule Pages 139-157

The purpose and effect of the application is to permit a reduction in minimum setback to the southern interior lot line to facilitate the construction of a 232.5 square feet basement staircase.

- e) Application for: Minor Variance
File Number: D13-018-2020
Address: 35-39 Montreal Street
Owner: Zlatko Banic
Applicant: Jennifer Wood, Fotenn Consultants Inc.**

Report COA-20-039 is attached.

Schedule Pages 158-182

The purpose and effect of the application is to allow an additional residential unit within the existing three-storey mixed commercial/ residential structure without providing a parking space or providing amenity area. The application would increase the total residential units within the existing structure from ten (10) to eleven (11).

8. Notices of Motion

9. Other Business

- a. Delegated Authority applications in progress.

10. Correspondence

11. Confirmation of Minutes

That the Minutes of Committee of Adjustment Meeting Number 2020-05, held May 11, 2020 be approved.

12. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled for July 20, 2020.

13. Adjournment