



**City of Kingston
Report to Committee of Adjustment
Report Number COA-20-036**

To: Chair and Members of Committee of Adjustment
From: Phillip Prell, Planner
Date of Meeting: June 22, 2020
Application for: Minor Variance
File Number: D13-019-2020
Address: 87 Cataraqui Street
Owners: Ian McIntyre & Sarah Tsiang
Applicant: Mac Gervan

Council Strategic Plan Alignment:

Theme: Business as usual

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 87 Cataraqui Street. The applicant is requesting relief from maximum building depth and minimum aggregate side yard width regulations to facilitate a larger two storey addition with approximately 28.6 square metres of lot coverage that will be setback by an additional 1.26 metres from the western lot line with a second storey elevated deck and a ground level deck. This will require removing an existing rear one storey addition with approximately 16.8 square metres of lot coverage that is located on the western lot line.

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.

June 22, 2020

Page 2 of 13

Recommendation:

That minor variance application, File Number D13-019-2020, for the property located at 87 Cataraqui Street, be approved.

Variance Number 1:	Aggregate Side Yard Width
By-Law Number 8499:	Section 6.3(c)(i)
Requirement:	The minimum aggregate side yard width shall be the lesser of 3.6 metres or 3/10 of lot width. 3/10 of 87 Cataraqui Street's lot width is 3.41 metres.
Proposed:	Allow a minimum aggregate side yard width of 3.20 metres.
Variance Requested:	To permit a decrease in the minimum aggregate side yard by 0.21 metres.
Variance Number 2:	Building Depth
By-Law Number 8499:	Section 6.3(g)(ii)(1)(a)
Requirement:	Permitted building depth is calculated by averaging the building depths of the two nearest permitted residential buildings. This calculation allows for 87 Cataraqui Street to be 13.94 metres.
Proposed:	Allow a maximum building depth of 15.88 metres.
Variance Requested:	To permit an increase in allowable building depth by 1.94 metres.

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

That the approved variance(s) applies only to 87 Cataraqui 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.

3. Building Permit Application Requirements

The owner/applicant shall provide to the Building Services 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.

June 22, 2020

Page 3 of 13

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 Services (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 Services (613-546-4291, extension 3180) must be immediately contacted.

5. Archaeological Clearance Required

Archaeological clearance of the subject property is required, beginning with a Stage One Archaeological Assessment and including any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standards and Guidelines for Consultant Archaeologists, as amended from time to time, prior to any soil disturbance.

One digital copy of the assessment report(s) and any acceptance letter(s) from the Ministry of Heritage, Sport, Tourism, and Culture Industries shall be provided to the Secretary-Treasurer of the Committee of Adjustment, prior to the issuance of the Certificate of Official.

The City relies upon the report of the professional archaeologist as filed, but reserves the right to require further reports should further evidence be uncovered. The applicant may be required to further review the state of archaeological resources on the property depending on the recommendations of the report and subject to input and review from the Ministry of Heritage, Sport, Tourism, and Culture Industries. The City shall not be restricted in its ability to determine requirements related to review, assessment and/or protection should archaeological resources be found on site. Any costs arising from such requirements of the City, or any other duly authorized Government body, shall be borne solely by the applicant.

June 22, 2020

Page 4 of 13

Authorizing Signatures:

Phillip Prell, Planner

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

Paige Agnew, Commissioner of Planning Services

June 22, 2020

Page 5 of 13

Options/Discussion:

On April 27, 2020, a minor variance application was submitted by Mac Gervan, on behalf of the owners, Ian McIntyre & Sarah Tsiang, with respect to the property located at 87 Cataraqui Street. The variance is requested to increase allowable building depth and to decrease the minimum required aggregate side yard width to accommodate a new larger two storey rear yard addition that uses approximately 28.6 square metres of lot coverage. This proposed addition will be approximately 11.8 square metres larger and be 1.2 metres taller than the existing building. No additional windows proposed on the western side of the addition.

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

- Site Plan & Floor Plan (Exhibit D)

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 property is developed with a 1.5 storey single detached dwelling. The subject lot is applying to increase allowable building depth and to decrease the required aggregate side yard width to accommodate a rear yard addition. The property abuts five 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, 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

June 22, 2020

Page 6 of 13

dwellings, townhouses, and apartments of various types, tenure, and density that respond to a wide range of housing needs.”

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;

87 Cataraqi Street is located within the Urban Boundary, a Housing District and on full municipal services. Development within the Urban Boundary and on a site with municipal services is meant to be the focus of growth/development within the City. Housing Districts can be compatible with minor development activities so long as the prevailing built form standards of height (and other factors) are generally found in the neighbourhood. The changes proposed for 87 Cataraqi Street will complement what already exists in the area. The proposal will create minimal land use compatibility impacts on the neighbouring properties and have minimal visual disruption due to the proposed height increase. The subject property is subject to Low Density Residential Policies.

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 proposal intends to add an additional 1.2 metres to the total height of the building through the rear yard addition and reduce the minimum aggregate side yard width by 0.21 metres. The proposed addition will move the existing addition 1.26 metres away from its western zero-lot line placement (Exhibit D, Drawing A-2).

The proposed addition is subject to section 2.7 “Land Use Compatibility Principles” in the Official Plan. The relevant policies related to this proposal, are those associated with visual impacts and visual intrusion on neighbouring properties. Impacts on neighbours are mitigated by either existing or proposed conditions, such as: the existing abutting lot configurations, existing structures in abutting rear yards, existing dense foliage and tree cover, and by the design choices for the proposed addition. The design choices include moving the addition away from the western lot line and proposing windows that will not be higher than existing windows (Exhibit D, D-6). These changes should mitigate loss of privacy due to intrusive overlook and have limited shadowing effects on neighbouring properties.

Finally, the additional 1.2 metres of height of the proposed addition will be visible when viewing 87 Cataraqi Street from Cataraqi Street (Exhibit D, Drawing A-6). The potential visual disruption appears negligible since it is one of the shortest on the block and is buffered by two 2.5 storey buildings. It also appears that the two-storey addition will be

June 22, 2020

Page 7 of 13

slightly visible on Rideau Street, but this view will be mitigated by a mature backyard tree and an existing 2.5 storey building (Exhibit F).

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.

The application for 87 Cataraqui Street is not proposing any changes to the existing zone compliant driveway and parking space. Since Cataraqui Street is a local street and facilitates local traffic volumes, there should be no access/exit parking concerns.

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 since the proposed height is like multiple buildings along Cataraqui and Rideau Street, and rear yard additions are common in this neighbourhood (Exhibit E). In addition, there are no abutting designated heritage buildings surrounding 87 Cataraqui 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 where further study is required to clear the area of 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. Please note that if the applicant is increasing the gas load a summary should be submitted to Utilities Kingston. The location of services needs to be identified prior to ground disturbance.

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,

June 22, 2020

Page 8 of 13

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.

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 minimum aggregate side yard regulations, will not result in any negative impacts to adjacent properties or to the neighbourhood.

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 and two-family dwellings, community halls, churches, and other similar uses.

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

<p>Variance Number 1: By-Law Number 8499: Requirement:</p>	<p>Aggregate Side Yard Width Section 6.3(c)(i) The minimum aggregate side yard width shall be the lesser of 3.6 metres or 3/10 of lot width. 3/10 of 87 Cataraqi Street’s lot width is 3.41 metres.</p>
<p>Proposed: Variance Requested:</p>	<p>Allow a minimum aggregate side yard width of 3.20 metres. To permit a decrease in the minimum aggregate side yard by 0.21 metres.</p>
<p>Variance Number 2: By-Law Number 8499: Requirement:</p>	<p>Building Depth Section 6.3(g)(ii)(1)(a) Permitted building depth is calculated by averaging the building depths of the two nearest permitted residential buildings. This calculation allows for 87 Cataraqi Street to be 13.94 metres.</p>
<p>Proposed: Variance Requested:</p>	<p>Allow a maximum building depth of 15.88 metres. To permit an increase in allowable building depth by 1.94 metres.</p>

Variance Number 1: Minimum Aggregate Side Yard Width

June 22, 2020

Page 9 of 13

The purpose of the minimum aggregate side yard width regulations in Zoning By-Law Number 8499 is to ensure adequate space is left between abutting properties/buildings, to maintain rear yard access and to mitigate overlook into side yards, windows and decks. Variance Number 1 maintains the general intent and purpose of the zoning by-law since there will be space between buildings, rear yard access and minimal overlook concerns.

The reason the addition requires a variance for aggregate side yard width is because the main building is retaining its existing non-complying zero metre side yard setback from the western interior lot line. If that portion of the building were also moved back from the lot line, like the proposed addition, there would be no need for a variance for the proposed 3.2 metre side yard. Thus, if it were not for the existing side yard setback of the retained building, the proposed addition would not require a variance.

The proposal to reduce the minimum aggregate side yard width should not impact the abutting rear yards of 306 & 312 Rideau Street. Both rear yards are approximately 8 and 12 meters deep, have accessory structures to further buffer the properties from the addition and are further buffered by the mature tree on 87 Cataraqui Street. In addition, proposed windows along the eastern side are the same height or lower than what currently exists, and the buffering, noted above, will assist with overlook concerns (Exhibit D, Drawing A-6). Despite the addition being approximately 1.9 metres closer to the lot line, existing overlook concerns should be like what exists today.

Additionally, the proposed addition is mitigating overlook concerns along the western portion of the property by setting the building back an additional 1.26 metres from the lot line and the deck 3.4 metres back from the lot line, and by not proposing any windows along the western wall of the building (Exhibit D, Drawing A-2). Finally, the proposal provides for enough room along the eastern portion of the property to easily allow rear yard access.

Variance Number 2: Maximum Building Depth

The purpose of the maximum building depth regulations in Zoning By-Law Number 8499 is to mitigate potential negative visual impacts from overdevelopment, such as intrusive overlook into rear yards and the loss of an acceptable amount of landscaped open space. Variance Number 2 maintains the general intent and purpose of the zoning by-law since this proposal is not an overdevelopment of lands, fulfills landscaped open space and other related requirements, and overlook concerns are mitigated.

The proposal is not an overdevelopment of lands since the lot conforms to the following regulations that are meant to work with building depth regulations to limit overdevelopment: Landscaped Open Space, Floor Space Index, and Maximum Percentage of Lot Coverage (Exhibit D, Drawing A-2). In addition, there are multiple buildings in the immediate vicinity that also have rear yard additions that increase building depth (Exhibit, E). This application addresses intrusive overlook concerns by moving the proposed addition from the western lot line, and closer to the eastern and rear lot lines.

June 22, 2020

Page 10 of 13

Both eastern and rear abutting properties have existing layouts and trees/foliage that mitigate overlook concerns. 87 Cataraqi abuts five lots with the following property addresses: 306, 312, and 314 Rideau Street and 89, 91 and 97 Cataraqi Street (Exhibit A). 97 Cataraqi Street and 314 Rideau Street will not be impacted due to their lot configuration and the dense rear yard foliage. Since the addition is approximately 11 metres setback from the front lot line, the majority of additional overlook created will occur on 312 Rideau Street instead of 306 Rideau Street (Exhibit D, A-2 & A-2b). The new windows and proposed deck will have a similar line of sight, but with a focus on the northern portion of 312 Rideau Street (Exhibit D, Drawings A-2 & A-6). 312 Rideau Street has a deep rear yard at approximately 12 metres and has accessory structures to further buffer the property. Additionally, there is a mature tree located on the eastern side of 87 Cataraqi Street that would further buffer this overlook. Moving the addition away from the western lot line will improve existing overlook conditions on 89 & 91 Cataraqi Street.

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

3) The variance is minor in nature

Variance Number 1: Minimum Aggregate Side Yard Width

The requested variance to allow a 0.21 metre reduction in minimum aggregate side yard width is considered minor as there will be adequate space between abutting properties, overlook issues into adjacent side yards are mitigated and still allows for rear yard access.

The reduction of minimum aggregate side yard width would mostly impact the neighbouring properties of 306 & 312 Rideau Street. These impacts are minimized due to the deck location, deep rear yards, accessory buildings, and a mature tree between 87 Cataraqi and 306 & 312 Rideau Street (Exhibit A & Exhibit D, Drawing A-6). However, since rear yards are generally more private than side yards the applicant has also made sure not to place windows any higher than the ones that already exist (Exhibit D, Drawing A-6). This should generally maintain the existing level of overlook.

Variance Number 2: Maximum Building Depth

The requested variance to allow a 1.94 metre increase to the maximum building depth is considered minor as there will be no negative visual impacts on the neighbouring lands, limited/improved privacy and overlook concerns, and will result in a massing common to the neighbourhood.

A review of the surrounding properties found that three other buildings in 87 Cataraqi Street's immediate vicinity (within approximately 40 metres) have similar building depths in excess of 15 metres: 300 & 306 Rideau Street and 97 Cataraqi Street (Exhibit A). Furthermore, this neighbourhood appears to be full of additions, and both 306 & 300 Rideau Street clearly have additions that increased building depth (Exhibit E). Overall, this application to increase building depth will add to the many additions already present in the surrounding neighbourhood and will blend in with the streetscape.

June 22, 2020

Page 11 of 13

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: Minimum Aggregate Side Yard Width

The requested variance to allow a 0.21 metre reduction in minimum aggregate side yard width, is desirable for the appropriate development and use of land as having small aggregate side yards are common along Rideau and Cataraqui Street (Exhibit A). As such, the proposed variance reflects the established built form of the existing neighbourhood. In addition, potentially impacted properties have multiple buffering elements to limit overlook.

Variance Number 2: Maximum Building Depth

The requested variance to allow a 1.94 metre increase to the maximum building depth is desirable for the appropriate development and use of land as additions that add to building depth are common along Rideau and Cataraqui Street (Exhibit E). As such, the proposed variance reflects the established built form of the existing neighbourhood. This increase in building depth is not anticipated to adversely impact abutting properties due to the following mitigation measures/existing conditions: (1) maintaining existing window height, (2) moving the side yard addition back from the westerly lot line, (3) the two neighbouring properties along the eastern lot line have large rear yards and accessory structures, and (4) dense foliage and a mature tree will mitigate some direct overlook into easterly neighbouring rear yards (Exhibit D, Drawings A-2 & A-6).

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

Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Services) |
| <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 checked="" 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

June 22, 2020

Page 12 of 13

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 have 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 variances 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, 2020

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 June 22, 2020. Pursuant to the requirements of the *Planning Act*, a notice of Statutory Public Meeting was provided by advertisement in The Kingston Whig-Standard at least 10 days in advance of the meeting. An additional courtesy notice was also 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

June 22, 2020

Page 13 of 13

Financial Considerations:

None

Contacts:

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

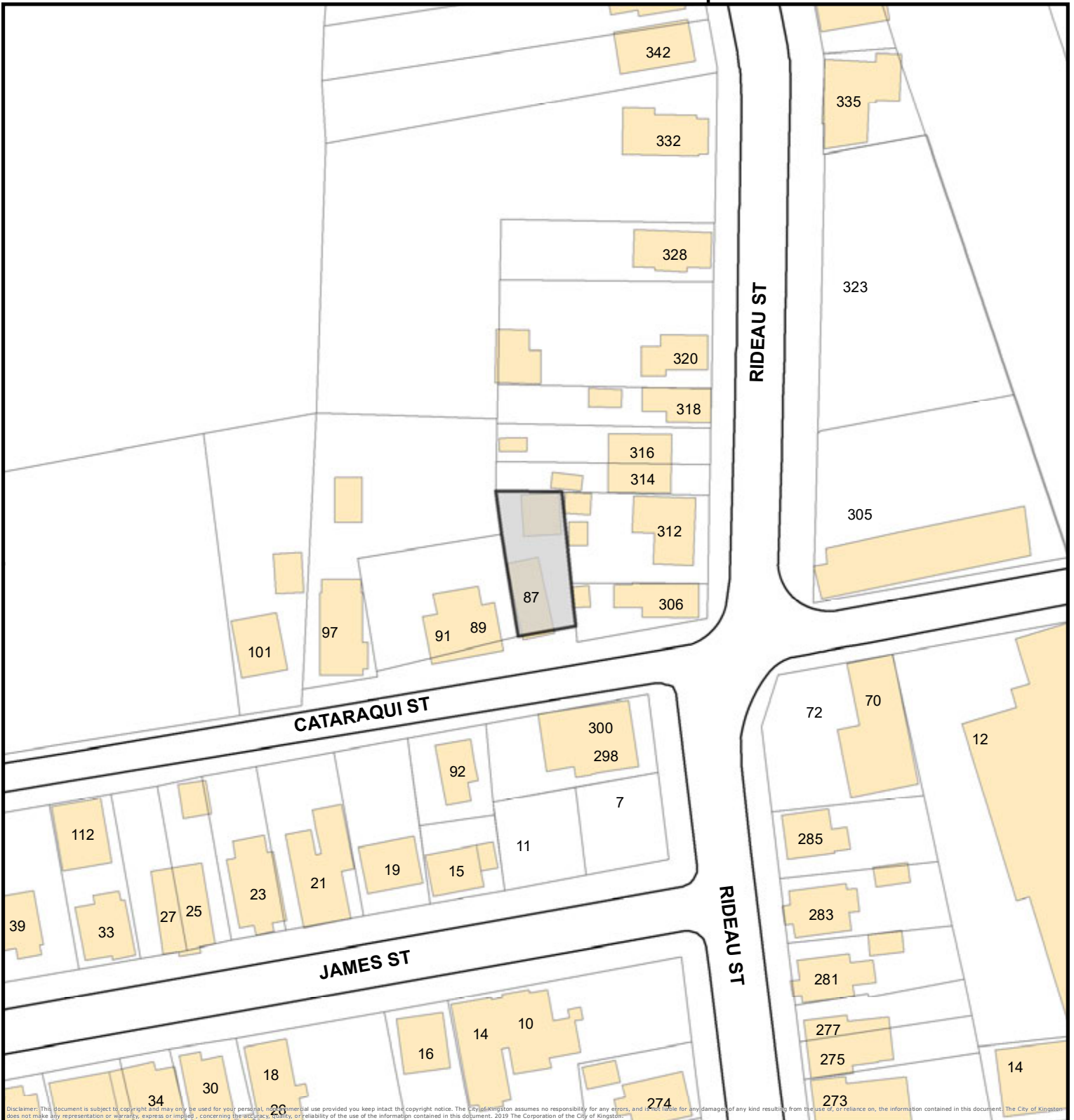
Phillip Prell, Planner 613-546-4291 extension 3219

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.

Exhibits Attached:

- Exhibit A Key Map
- Exhibit B Official Plan Map
- Exhibit C Zoning By-Law Map
- Exhibit D Site Plan & Floor Plan
- Exhibit E Neighbourhood Context Map
- Exhibit F Site Photos

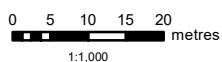


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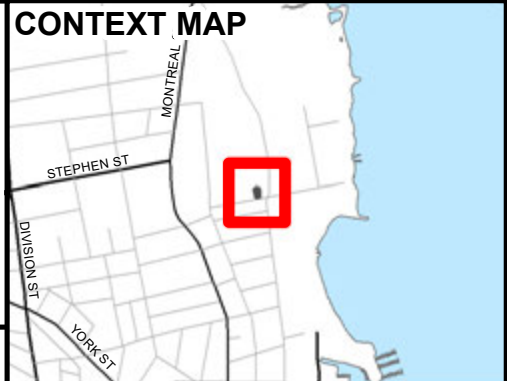


COMMITTEE OF ADJUSTMENT
Key Map

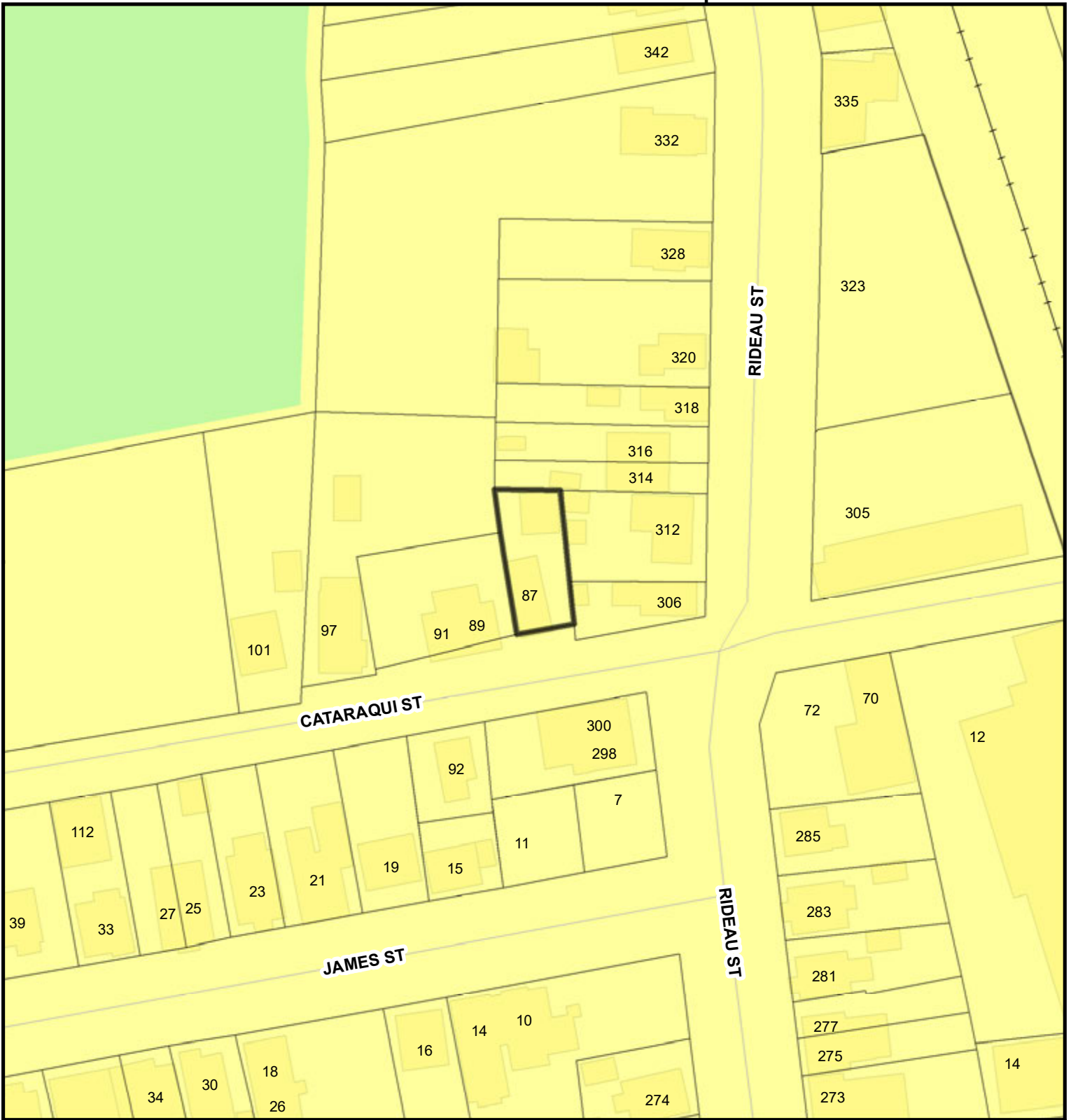
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Address: 87 Cataraqui Street



DATE: 2020-04-28
PREPARED BY: akeeping



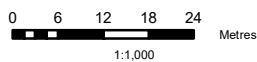
Lands Subject to Minor Variance






Planning Services
a department of
Community
Services

COMMITTEE OF ADJUSTMENT
Official Plan, Existing Land Use

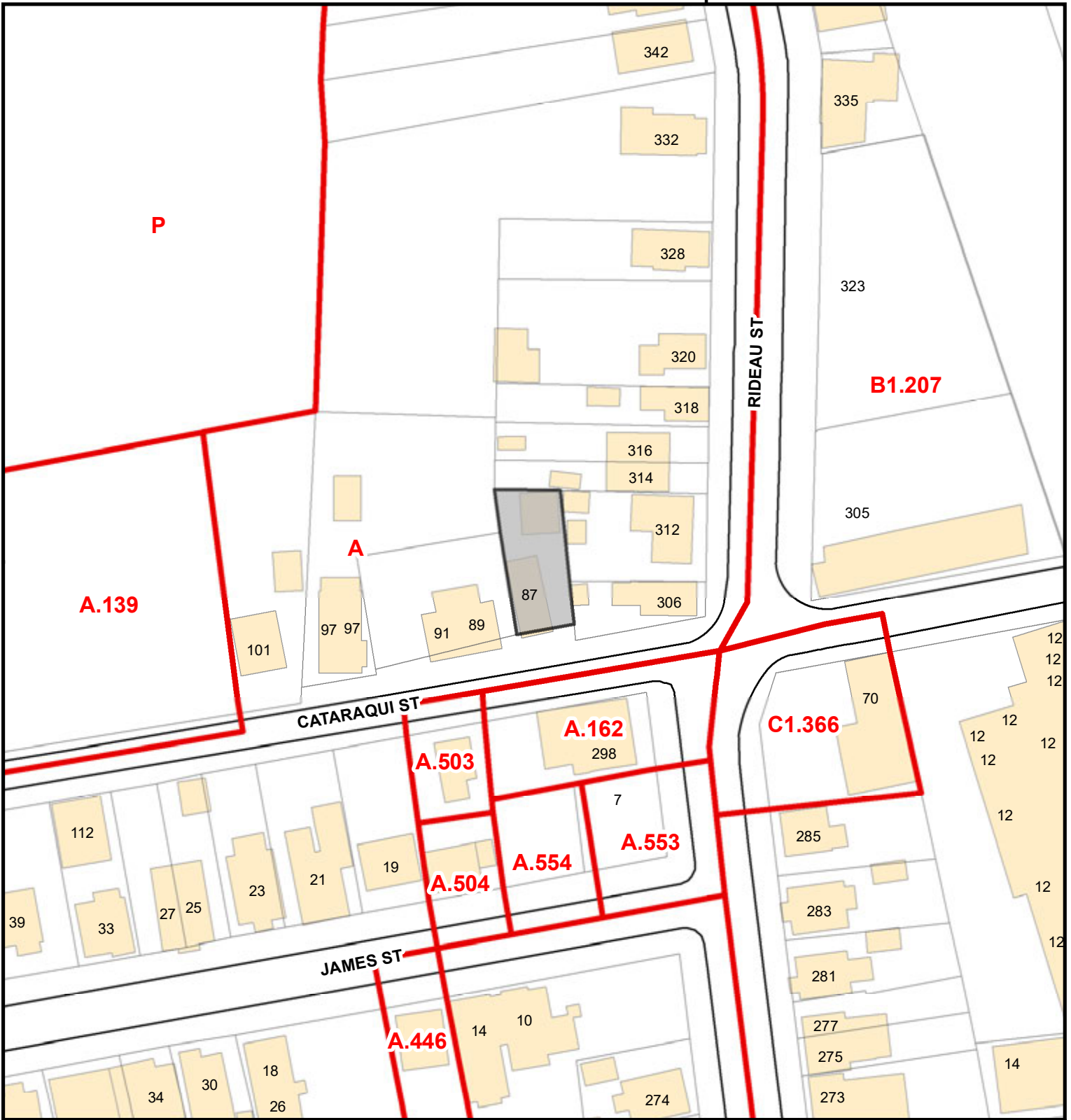
File Number: D13-019-2020
Address: 87 Cataraqui Street



Legend

-  Subject Lands
-  OPEN SPACE
-  RESIDENTIAL







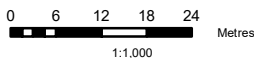
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COMMITTEE OF ADJUSTMENT
Existing Zoning - By-law 8499, Map 17

File Number: D13-019-2020
Address: 87 Cataraqui Street

Legend

-  Subject Lands
-  Consolidated Zoning



GENERAL NOTES:

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER, AND CANNOT BE REPRODUCED OR USED FOR CONSTRUCTION PURPOSES WITHOUT THE DESIGNER'S PERMISSION.

IT IS THE CONTRACTOR'S RESPONSIBILITY:

TO CHECK AND VERIFY THAT ALL DIMENSIONS, SIZES, LEVELS, AND DATUMS ARE CORRECT, AND TO REPORT IN WRITING ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK.

TO CHALK OUT FIXTURES AND PARTITIONS AS REQUIRED TO CHECK MEASURE THE SPACE BEFORE PROCEEDING WITH ANY CONSTRUCTION.

TO READ THE DRAWINGS IN CONJUNCTION WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COMPLETE SPECIFICATIONS.

TO BE IN ACCORDANCE WITH LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.

CONCRETE NOTES:

THE CONTRACTOR SHALL ENSURE THAT CONCRETE SHALL BE MIXED, PLACED AND CURED IN ACCORDANCE WITH CSA STANDARD A23.1 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION".

THE MAXIMUM NOMINAL AGGREGATE SIZE FOR CONCRETE SHALL BE 20mm (3/4").

CONCRETE FOR SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 32MPa.

CONCRETE FOR FOUNDATIONS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20MPa.

CONCRETE SHALL CONFORM TO SECTION 9.3.1. OF THE ONTARIO BUILDING CODE.

HARD TROWELLING OF CONCRETE CONTAINING AIR ENTRAINMENT IS NOT PERMITTED.

DURING CONSTRUCTION, DO NOT EXPOSE CONCRETE ELEMENTS TO LOADS OR STRESSES BEYOND THAT WHICH THEY ARE CAPABLE OF SAFELY RESISTING. ENSURE CONCRETE HAS ACHIEVED ITS FULL 28 DAY SPECIFIED STRENGTH BEFORE EXPOSING IT TO FINAL DESIGN LOADS.

SAWCUT SLABS ON GRADE 3/4" DEEP WITHIN 18 HOURS OF COMMENCEMENT OF POUR.

FOUNDATION NOTES:

NEW FOOTINGS WHICH ARE LOCATED ADJACENT TO EXISTING FOOTINGS SHALL BE AT THE SAME ELEVATION AS EXISTING FOOTINGS UNLESS NOTED.

REMOVE ALL PREVIOUSLY EXCAVATED MATERIAL ALONG EXISTING WALLS AND REPLACE WITH PROPERLY COMPACTED GRANULAR MATERIAL.

THE CONTRACTOR SHALL ENSURE ALL SIDES OF AN EXCAVATION, SUPPORTED AND UNSUPPORTED, SHALL BE CONTINUOUSLY MAINTAINED AND PROTECTED FROM POSSIBLE DETERIORATION BY CONSTRUCTION ACTIVITY OR BY ACTIONS OF FROST, RAIN AND WIND.

WHERE AN EXCAVATION IS BACKFILLED, THE BACKFILL SHALL BE PLACED SO AS TO PROVIDE LATERAL SUPPORT TO THE SOIL ADJACENT TO THE EXCAVATION, AND PREVENT DETRIMENTAL MOVEMENTS.

THE MATERIAL USED AS BACKFILL OR FILL SUPPORTING A FLOOR ON GRADE SHALL BE OF A TYPE THAT IS NOT SUBJECT TO DETRIMENTAL VOLUME CHANGE WITH CHANGES IN MOISTURE CONTENT AND TEMPERATURE, AND IS NOT FROST SUSCEPTIBLE.

SOIL AND FILL UNDER FOOTINGS AND WITHIN THE BUILDING FOOTPRINT MUST NOT BE ALLOWED TO FREEZE DURING CONSTRUCTION.

ALL FOOTINGS SHALL BE CENTRED UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE.

BACKFILLING ON ONE SIDE ONLY SHALL NOT BE STARTED UNTIL TEMPORARY BRACING OR FLOORS PROVIDING SUPPORT ARE IN PLACE. WHERE APPLICABLE, BACKFILL FOUNDATION WALLS AT THE SAME RATE AND TIME ON BOTH SIDES TO AVOID UNBALANCED SOIL PRESSURES.

PROVIDE DRAINAGE TILE AT BASE OF ALL FOUNDATION WALLS UNLESS NOTED OTHERWISE.

FINISHED GRADE MUST SLOPE AWAY FROM BUILDING ALL AROUND.

ALL MASONRY TO BE INSTALLED IN ACCORDANCE WITH O.B.C. 9.20.

STRUCTURAL WOOD NOTES:

THE CONSTRUCTION OF THE STRUCTURAL WOOD FRAMING SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE.

STRUCTURAL LUMBER: No. 2 S.P.F.

EXCEPT WHERE SPECIFIED OTHERWISE, NAILING SHALL CONFORM TO THE WOOD FRAMING NAILING REQUIREMENTS SPECIFIED IN DIVISION C, PART B OF THE BUILDING CODE.

PLYWOOD, WAFERBOARD OR STRANDBOARD SHEATHING ATTACHED TO JOISTS, RAFTERS OR STUDS SHALL BE FASTENED WITH NOT LESS THAN 2-1/2" COMMON NAILS AT 6" CENTRES AT EDGES OF SHEATHING PANELS, AND 12" CENTRES ELSEWHERE.

NO STRUCTURAL MEMBERS SHALL BE NOTCHED UNLESS APPROVED BY ENGINEER.

WALL PLATES IN STUD WALLS SHALL CONFORM TO DIV B, PART 9, CLAUSE 9.23.11 OF THE ONTARIO BUILDING CODE.

STUDS AT SIDES OF OPENINGS SHALL CONFORM TO DIV B, PART 9, CLAUSE 9.23.10.6 OF THE ONTARIO BUILDING CODE UNLESS NOTED OTHERWISE.

ALL LOAD BEARING WOOD WALLS SHALL BE SHEATHED OR TEMPORARILY LATERALLY BRACED AT 2' - 0" o.c. VERTICALLY PRIOR TO SUPPORTING ANY SUPERIMPOSED CONSTRUCTION LOADS.

PLUMBING NOTES:

PLUMBING INSTALLATIONS TO BE IN ACCORDANCE WITH O.B.C. 7.6.5.

O.B.C. 7.6.5.3
MAXIMUM TEMPERATURE OF HOT WATER SUPPLIED BY FITTINGS TO FIXTURES IN A RESIDENTIAL OCCUPANCY SHALL NOT EXCEED 49 DEGREES C. (EXCEPT DISHWASHERS AND CLOTHESWASHERS.)

SHOWER UNITS REQUIRE PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES.

INSTALLED TOILETS MUST MEET MAXIMUM FLUSH REQUIREMENTS OF O.B.C. TABLE 7.6.4.2.A.



SCOPE of PROJECT:

14' x 22' TWO STOREY ADDITION

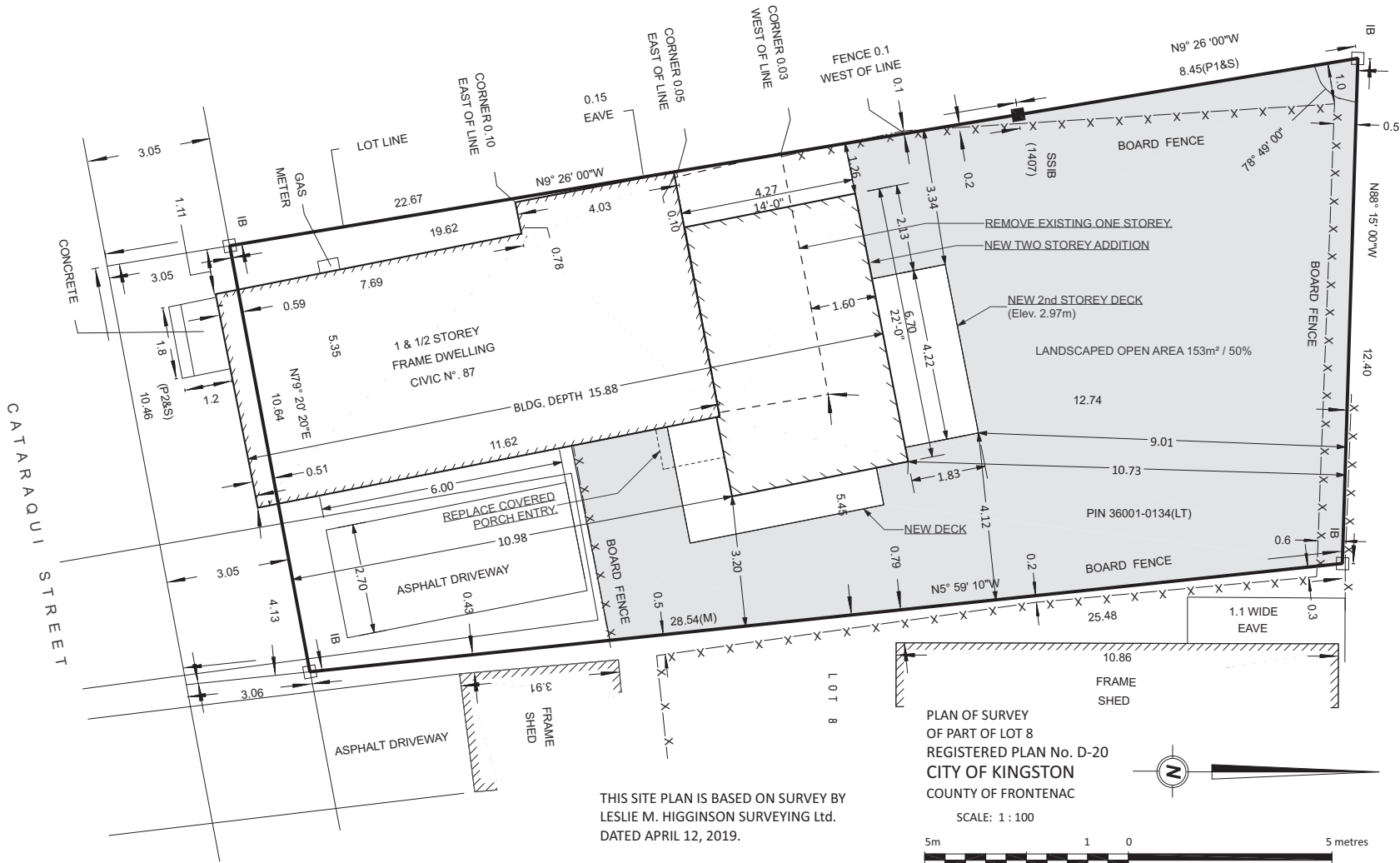
I have reviewed and take responsibility for the design activities which bears this declaration and have met the requirements of the O.B.C. as a registered designer. These drawings shall be considered as NOT FOR CONSTRUCTION unless authorized by the designers signature for Permit Application and must be submitted for permit within 30 days.

Mac Gervan BCIN # 21054

Date _____ Signature _____

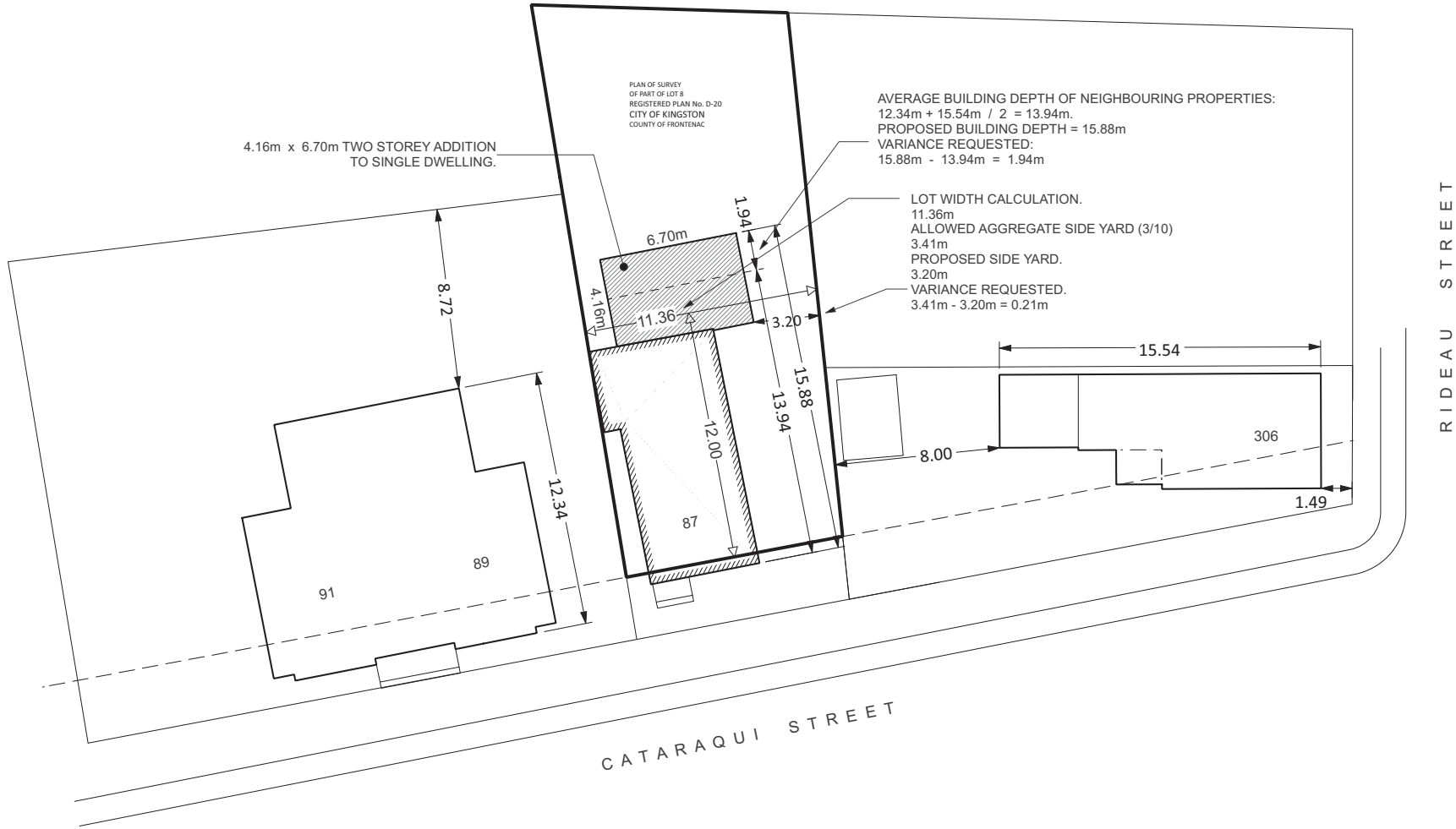
Sheets _____ to _____

Drawn By: MG/GF	<p align="center">Mac GERVAN & ASSOCIATES Ltd.</p> <p>Residential and Commercial Design Services phone 546-5097 fax 546-6249 e-mail mac@gervan.ca Consulting and Project Management Company BCIN # 33630 Mac Gervan BCIN# 21054</p>	Revisions:	<p>Contents:</p> <table border="1"> <tr> <td>A-1</td> <td>General Notes</td> <td>Perspective</td> </tr> <tr> <td>A-2</td> <td>Site Plan</td> <td></td> </tr> <tr> <td>A-2b</td> <td>Building Depth &</td> <td>Side Yard Calculation</td> </tr> <tr> <td>A-3</td> <td>Foundation plan</td> <td></td> </tr> <tr> <td>A-4</td> <td>Plan Floor 1</td> <td></td> </tr> <tr> <td>A-5</td> <td>Plan Floor 2</td> <td></td> </tr> <tr> <td>A-6</td> <td>Elevations</td> <td></td> </tr> <tr> <td>A-7</td> <td>Section AA</td> <td>Basement</td> </tr> <tr> <td>A-8</td> <td>Section BB</td> <td></td> </tr> <tr> <td>A-9</td> <td>Deck Details</td> <td></td> </tr> </table>	A-1	General Notes	Perspective	A-2	Site Plan		A-2b	Building Depth &	Side Yard Calculation	A-3	Foundation plan		A-4	Plan Floor 1		A-5	Plan Floor 2		A-6	Elevations		A-7	Section AA	Basement	A-8	Section BB		A-9	Deck Details		Project: SARAH TSIANG TIM McINTYRE 87 CATARAQUI ST KINGSTON ON	Drawing: General Notes Perspective	Date: APR 30 2020 Issue for Minor Variance
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A-9	Deck Details																																			
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- Bylaw 8499. A Zone
- 6.2(a) Single Dwelling
 - 6.3(a) Lot Area 306 m²
 - 6.3(b) Front Yard 10.98m to Addition
 - 6.3(c) Side Yard 0m
Agg Side Yard 3.20m
 - 6.3(d) Rear Yard 10.73m
 - 6.3(e) Coverage 91 m² / 29.8%
 - 6.3(f) Building Height 7.77m
 - 6.3(g) Building Depth 15.88m
 - 6.3(h) GFA 219 m². FSI = .72
 - 6.3(o) LOA = 153m² / 50%

Drawn By: MG/GF	Mac GERVAN & ASSOCIATES Ltd. Residential and Commercial Design Services Consulting and Project Management phone 546-5097 fax 546-6249 e-mail mac@gervan.ca Company BCIN # 33630 Mac Gervan BCIN# 21054	Revisions:	Contents: A-1 General Notes Perspective A-2 Site Plan A-2b Building Depth & Side Yard Calculation A-3 Foundation plan A-4 Plan Floor 1 A-5 Plan Floor 2 A-6 Elevations A-7 Section AA Basement A-8 Section BB A-9 Deck Details	Project: SARAH TSIANG TIM McINTYRE 87 CATARAQUI ST KINGSTON ON	Drawing: Site Plan	Date: APR 30 2020 Issue for Minor Variance Scale: 1 : 100 File: TSIANG 87 CATARAQUI MAR 26 2020 9:06AM 13052020 Drawing #: A-2
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Drawn By: MG/GF

Mac GERVAN & ASSOCIATES Ltd.

Residential and Commercial Design Services

Consulting and Project Management

phone 546-5097
 fax 546-6249
 e-mail mac@gervan.ca
 Company BCIN # 33630
 Mac Gervan BCIN# 21054

Revisions:

Contents:		
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A-5	Plan Floor 2	
A-6	Elevations	
A-7	Section AA	Basement
A-8	Section BB	
A-9	Deck Details	

Project:

**SARAH TSIANG
 TIM McINTYRE
 87 CATARAQUI ST
 KINGSTON ON**

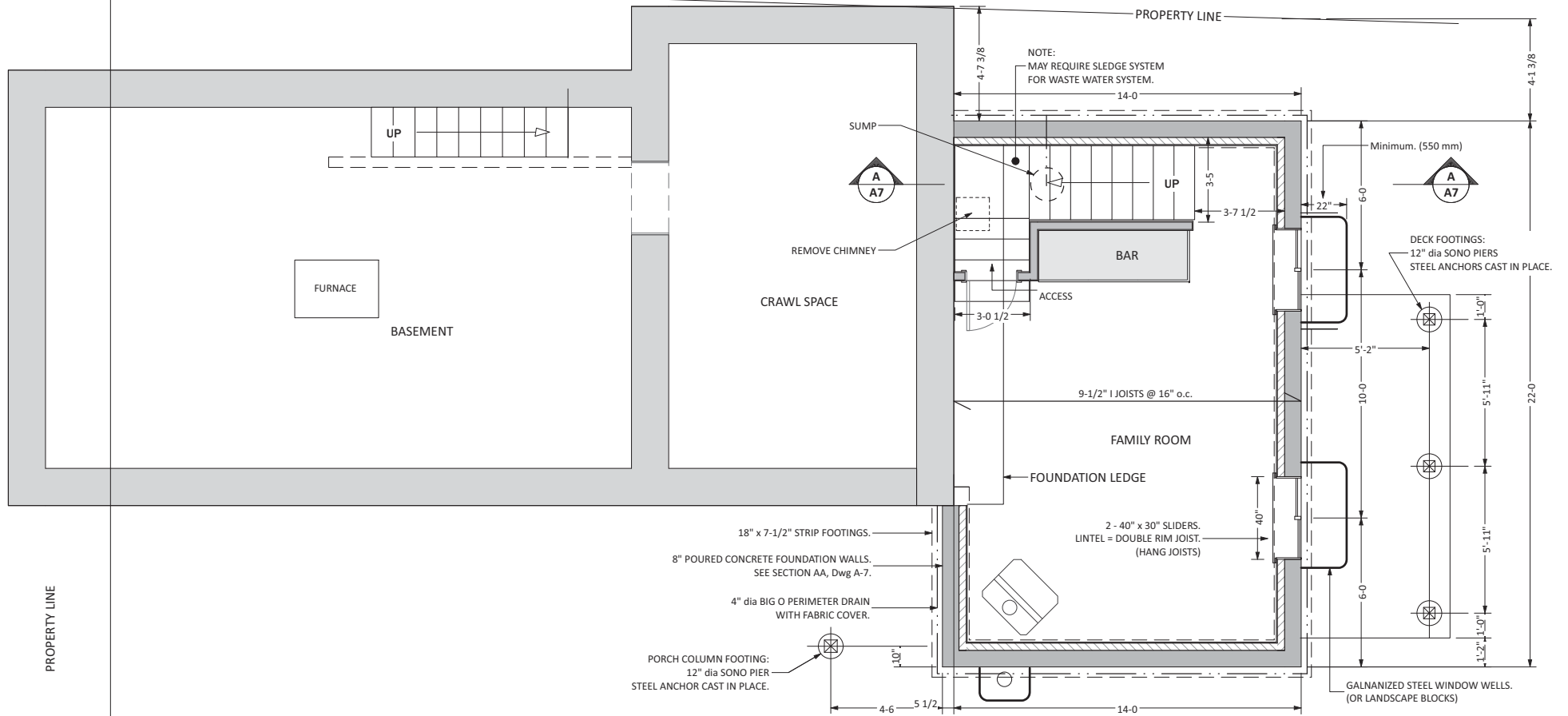
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Building Depth & Side Yard Calculation

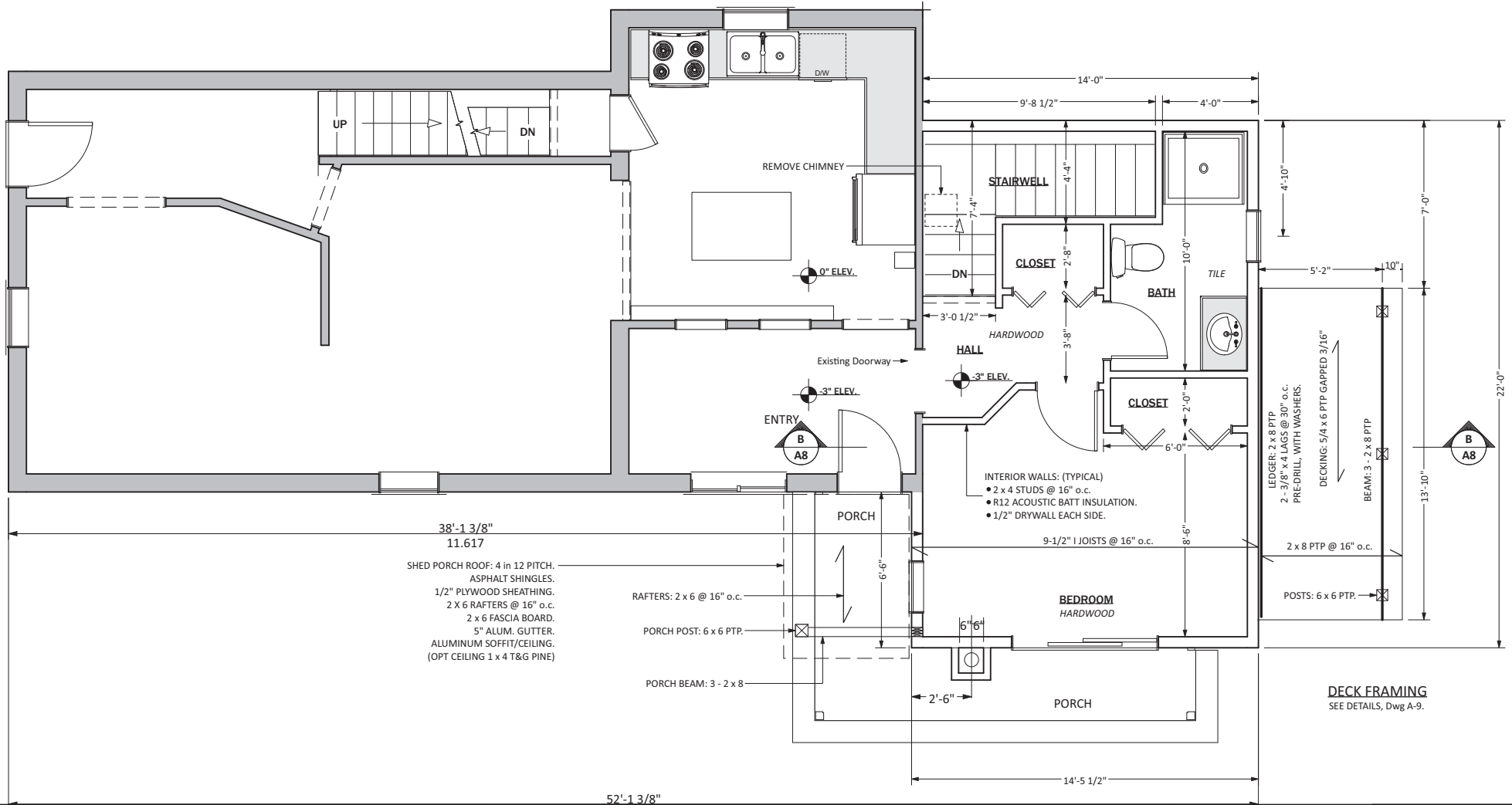
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 Issue for Minor Variance

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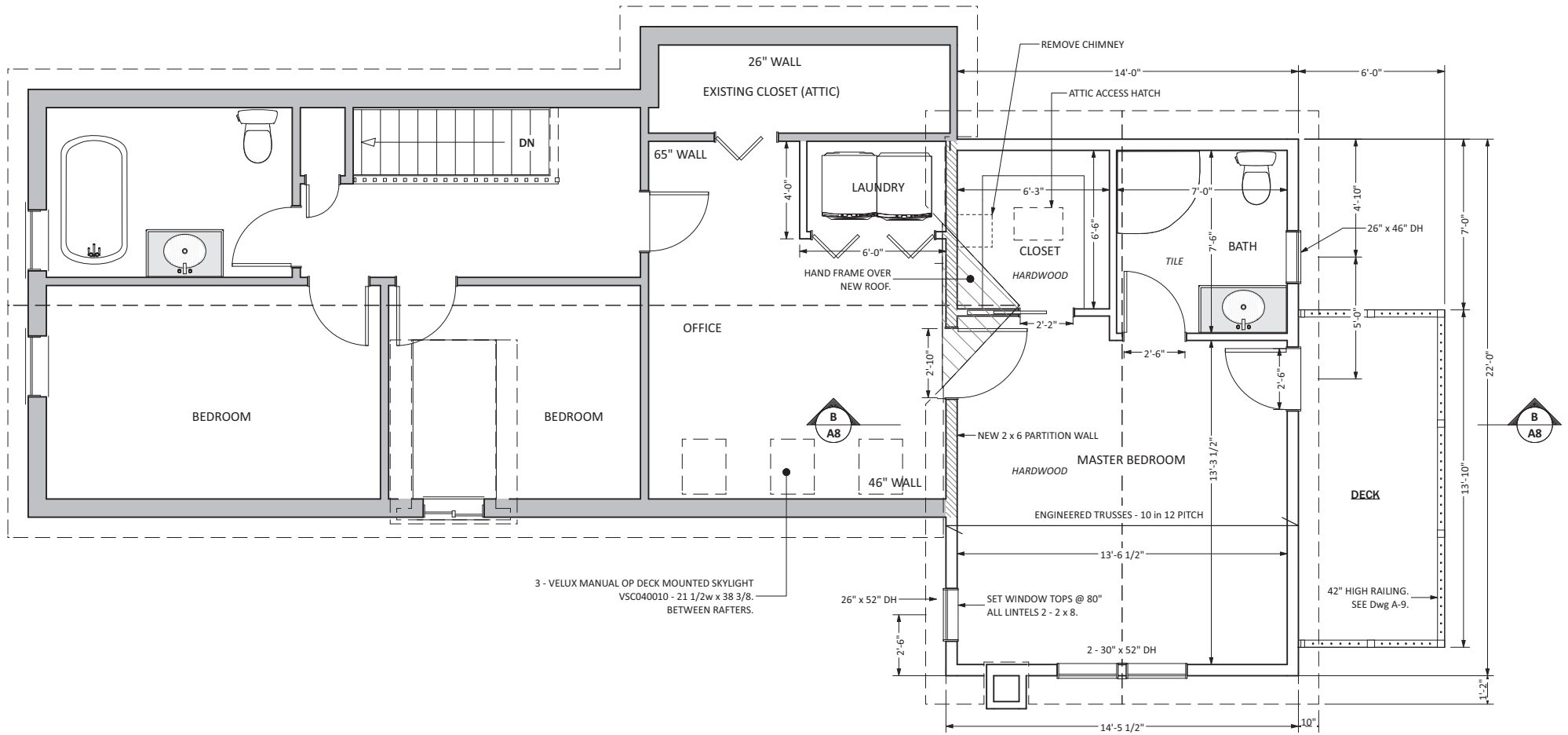
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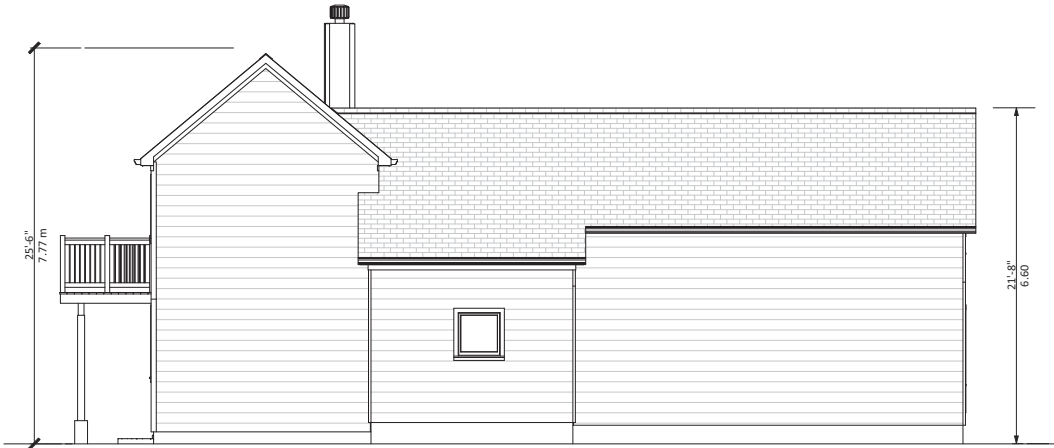
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						Scale: 1/4" = 1' - 0"
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						Scale: 1/4" = 1' - 0"
						File: TSIANG 87 CATARAQUI MAR 26 2020 09:06:30 Drawing #: A-5



West Elevation



North Elevation



South Elevation

3 - VELUX MANUAL OP DECK MOUNTED SKYLIGHTS
VSC040010 - 21 1/2w x 38 3/8.



East Elevation

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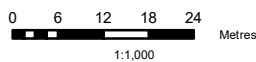
Corporation of the City of Kingston





Planning Services
a department of
Community
Services

COMMITTEE OF ADJUSTMENT
Neighbourhood Context (2018)

File Number: D13-019-2020
Address: 87 Cataraqui Street



Legend

-  Subject Lands
-  Property Boundaries



Site Images

Mature Tree to be Preserved on Property:



Potential View of Second Storey Addition from Rideau Street:

