



Committee of Adjustment Agenda

**Meeting Number 2020-08
Monday, August 24, 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
Paul Babin
Vincent Cinanni
Blaine Fudge
Somnath Sinha
Jordan Tekenos-Levy

- 1. Meeting to Order**
- 2. Approval of Agenda**
- 3. Confirmation of Minutes**

That the Minutes of Committee of Adjustment Meeting Number 2020-07, held July 20, 2020 be approved.

- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
- 6. Request for Deferral**
- 7. Returning Deferred Items**

8. New Business

a) Application for: Minor Variance

File Number: D13-028-2020

Address: 3370 4th Concession Road

Owner/Applicant: J.D. Wylie and M.L.F. Wylie

The Report of the Commissioner of Community Services (COA-20-043) is attached.

Schedule Pages 1 – 15

To learn more about this application, visit [DASH](#) and search the property address or file number.

Recommendation:

That the minor variance application, File Number D13-028-2020, for the property located at 3370 4th Concession Road to reduce the minimum required side yard for a shed, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-20-043.

b) Application for: Permission

File Number: D13-026-2020

Address: 66 Bay Street

Owner: Margret Moore

Applicant: Joe Ruffolo

The Report of the Commissioner of Community Services (COA-20-044) is attached.

Schedule Pages 16 – 32

To learn more about this application, visit [DASH](#) and search the property address or file number.

Recommendation:

That the application for permission, File Number D13-026-2020, for the property located at 66 Bay Street to, to expand a legal non-conforming use to permit the construction of a 48 square foot (6 feet x 8 feet) second floor balcony/deck located within the rear yard, be approved.

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-20-044.

- c) Application for: Minor Variance
File Number: D13-046-2019
Address: 834-840 Princess Street
Owner: 6837816 Canada Limited
Applicant: API Development Consultants Inc.**

The Report of the Commissioner of Community Services (COA-20-045) is attached.

Schedule Pages 33 – 85

To learn more about this application, visit [DASH](#) and search the property address or file number.

Recommendation:

That minor variance application, File Number D13-046-2019, for the property located at 834-840 Princess Street to reduce the required parking to 102 spaces; reduce the required loading spaces to 1 space; to reduce the required bus spaces to 1 space; to increase the maximum streetwall height to 15.3 metres to accommodate a signage feature; and to provide relief from the front yard setback for the streetwall for floors 2 to 4 to 1.7 metres, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-20-045.

- d) Application for: Minor Variance
File Number: D13-025-2020
Address: 179 Sydenham Street
Owner: Mort Investments Ltd.
Applicant: PlusVG Architects**

The Report of the Commissioner of Community Services (COA-20-046) is attached.

Schedule Pages 86 – 189

To learn more about this application, visit [DASH](#) and search the property address or file number.

Recommendation:

That minor variance application, File Number D13-025-2020, for the property located at 179 Sydenham Street seeking relief from maximum density, minimum amenity area per unit and minimum off-street residential parking ratio requirements, in order to permit the conversion of the second storey to nine residential units, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-20-046.

- 9. Motions**
- 10. Notices of Motion**
- 11. Other Business**
- 12. Delegated Authority applications in progress**
- 13. Correspondence**
- 14. Date of Next Meeting**

The next meeting of the Committee of Adjustment is scheduled for September 21, 2020.

- 15. Adjournment**