



**City of Kingston
Report to Committee of Adjustment
Report Number COA-20-051**

To: Chair and Members of the Committee of Adjustment
From: Lindsay Sthamann, Planner
Date of Meeting: September 21, 2020
Application for: Minor Variance
File Number: D13-035-2020
Address: 444 Victoria Street
Owner: Anushiya Jeyalingam
Applicant: Heather Cirella – HMD Drafting and Design

Council Strategic Plan Alignment:

Theme: 2. Increase housing affordability

Goal: 2.4 Promote secondary suites and tiny homes.

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variances for the property located at 444 Victoria Street. The applicant is proposing to construct an addition on the rear and top of an existing residential building in the 'A' Zone of By-Law Number 8499. Two units are proposed (one primary and one secondary) one with 5 bedrooms and one with 6 bedrooms. Two parking spaces will be provided in the rear yard. Minor variances are required to increase the maximum building depth, decrease the minimum required side yard setback and aggregate side yard setback, and to decrease the minimum required driveway width.

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

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Variance Number 1: Maximum Building Depth

By-Law Number 8499: Section 6.3(g)(ii)

Requirement: 11.8 metres

Proposed: 16.9 metres

Variance Requested: 5.1 metres

Variance Number 2: Minimum Side Yard

By-Law Number 8499: Section 6.3(c)

Requirement: 0.6 metres

Proposed: 0.3 metres

Variance Requested: 0.3 metres

Variance Number 3: Minimum Aggregate Side Yard

By-Law Number 8499: Section 6.3(c)

Requirement: 3.0 metres

Proposed: 2.3 metres

Variance Requested: 0.7 metres

Variance Number 4: Minimum Driveway Width

By-Law Number 8499: Section 5.3 B(k)(i)

Requirement: 3.0 metres

Proposed: 2.4 metres

Variance Requested: 0.6 metres

Recommendation:

That minor variance application, File Number D13-035-2020, for the property located at 444 Victoria Street to construct an addition for a second residential unit, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-20-051.

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Authorizing Signatures:



Lindsay Sthamann, Planner

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

Paige Agnew, Commissioner, Community Services

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Options/Discussion:

On August 4, 2020, a minor variance application was submitted by Heather Cirella – HMD Drafting and Design, on behalf of the owner, Anushiya Jeyalingam, with respect to the property located at 444 Victoria Street. The variance is requested to construct an addition on the rear and top of an existing residential building in the 'A' Zone of By-Law Number 8499. Two units are proposed (one primary and one secondary) one with 5 bedrooms and one with 6 bedrooms. Two parking spaces will be provided in the rear yard. Minor variances are required to increase the maximum building depth, decrease the minimum required side yard setback and aggregate side yard setback, and to decrease the minimum required driveway width.

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

- Site Plan & Floor Plans (Exhibit G);
- Survey (Exhibit H);
- Zoning Compliance Table; and
- Planning Letter.

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 located 444 Victoria Street. The subject property is designated Residential in the Official Plan and zoned ‘A - One-Family Dwelling and Two-Family Dwelling Zone’ in Zoning By-Law Number 8499. The property abuts other residential properties.

Application

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

Provincial Policy Statement

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

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

The subject property is designated ‘Residential’ in the City of Kingston Official Plan.

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

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

The proposal will not have any negative impacts on abutting properties or residential uses and/or structures. The proposal is compatible with the surrounding residential uses and will not result in significant impacts or changes to the surrounding area.

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

The proposed addition will result in a development that is consistent with the existing built form of several residential buildings located along Victoria Street. The overall design and scale of the proposal is not anticipated to cause any adverse impacts on the adjacent residential properties and is in keeping with the existing character of the street.

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 proposed decrease in driveway width will facilitate access to the proposed parking area at the rear of the property and ensures that the access to the parking area is located entirely on the subject lands or within the existing easement. One parking space will be provided for each unit and road access will be maintained from Victoria Street.

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 generally conforms to applicable urban design policies, as outlined in Section 8 of the Official Plan. The addition will result in a two-storey structure whose height is permitted in the 'A' zone. The addition will comply with the minimum front yard requirement and side yard requirement along the southern lot line. The proposed development has been designed to be visually compatible with the surrounding dwellings.

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;

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The subject property is not designated under the *Ontario Heritage Act* nor is it adjacent to a designated property.

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 located within the Urban Boundary with municipal water and sanitary services. The application was circulated to Utilities Kingston through technical review, who noted that there were no concerns with the application. The owner/applicant is responsible to ensure existing services are sufficient for the addition. This will be addressed through the Building Permit application process.

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 proposal meets the four tests of a Minor Variance as outlined in the *Planning Act* and described herein.

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

Multiple conditions of approval are recommended in this report in Appendix A.

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

The proposal is in keeping and compatible with the existing development in the surrounding area and will not set an undesirable precedent.

The proposal meets the intent of the Official Plan, as the proposed addition 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 and Two-Family Dwelling 'A' zone 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 residential uses including one-family dwellings, two-family dwellings, libraries, art galleries and museums, public or private day schools, community halls, churches and church halls, institutions or homes operated or supervised by a Children's Aid Society, community homes, Providence Manor and Rideaucrest Home for the Aged, and accessory buildings to any use permitted in the A Zone. A second residential unit is permitted in association with a primary one-family dwelling.

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The proposal requires a variance to Section 6.3 for maximum building depth, minimum side yard, and minimum aggregate side yard setback. A variance to Section 5.3 is also required to reduce the minimum driveway width.

Variance Number 1: Maximum Building Depth

By-Law Number 8499: Section 6.3(g)(ii)
Requirement: 11.8 metres
Proposed: 16.9 metres
Variance Requested: 5.1 metres

Variance Number 2: Minimum Side Yard

By-Law Number 8499: Section 6.3(c)
Requirement: 0.6 metres
Proposed: 0.3 metres
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Variance Number 3: Minimum Aggregate Side Yard

By-Law Number 8499: Section 6.3(c)
Requirement: 3.0 metres
Proposed: 2.3 metres
Variance Requested: 0.7 metres

Variance Number 4: Minimum Driveway Width

By-Law Number 8499: Section 5.3 B(k)(i)
Requirement: 3.0 metres
Proposed: 2.4 metres
Variance Requested: 0.6 metres

Section 6.3(g) is intended to reduce the potential for negative visual impacts that could result from overdevelopment within the street or block, to avoid the potential for intrusive overlook in rear yards, and to maintain an acceptable amount of open space. The zoning by-law also contains provisions on minimum rear yards and landscaped open space, both of which the proposal satisfies. It should also be noted that the existing building exceeds the maximum building depth, and the proposed addition only accounts for an increase of 2.4 metres from the existing building wall.

The proposed variance meets the intent of the zoning by-law to ensure that buildings are appropriately placed on a property to ensure safety, reduce privacy and overlook concerns and to ensure lands are not over developed. The existing dwelling is situated on a slight angle to the side lot lines, which results in the proposed addition being marginally closer to the north lot line than the existing dwelling, while the addition is further from the southern lot line than the existing dwelling. Due to the existing site conditions, and the proposed addition the aggregate side yard is decreased as a result of the decrease to the northern side yard, while the southern side yard is being maintained. The proposed setbacks maintain the existing condition with a minor extension in the rear yard.

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Section 5.3 B(k)(i) is intended to provide functional vehicular access to the proposed development by establishing a minimum driveway width of 3.0 metres. The proposed driveway is not anticipated to be used for parking as it is a shared right-of-way with the adjacent property (440 Victoria St.). The reduced driveway width is requested to accommodate a pinch point between where the existing easement ends, and the dwelling unit is located. It will allow for access to the parking area to be provided completely on the subject lands, which is the preference of the applicant.

The intent of the zoning by-law is maintained because the proposal will comply with minimum landscaped open space (36% proposed), maximum lot coverage (33% proposed), maximum Floor Space Index (0.76 proposed), minimum rear yard setback (21.7 metre proposed), and maximum height (7.9m proposed).

3) The variance is minor in nature

The variance is considered minor as the resulting addition will not cause an adverse impact on adjacent residential properties and will not have a significant impact on the existing streetscape. The addition is designed to avoid impacts such as loss of privacy or overlook to the surrounding area. The proposed addition meets all other required provisions including front and rear yard setbacks, building height, lot coverage and landscaped open space requirements.

The existing dwelling has a depth of 14.5 metres, and the proposal will extend the existing building an additional 2.4 metres into the rear yard, for a total building depth of 16.9 metres. The proposed addition has one new window located in a side yard on the south side of the dwelling adjacent to the driveway.

The proposed addition is the same width as the existing dwelling. There are no new windows proposed on the north side of the dwelling where there would be the greatest potential for privacy and overlook concerns. The proposed addition is further from the south lot line than the existing dwelling due to how the building was originally constructed. The decrease to the aggregate side yard is a result of the decrease to the minimum side yard on the south side of the dwelling.

The existing driveway is subject to an easement, which provides access to the rear yards at a width of 3.0 metres, extending from the front lot line to the rear wall of the existing dwelling. The proposed reduction will recognize existing conditions on the site, as well as the new access to the proposed parking area. The existing building is located 2.4 metres from the southern side lot line and as such it not possible to accommodate a 3.0 metre wide driveway on the subject lands. 2.4 metres provides adequate space for most vehicles to access the proposed parking area in the rear yard through the proposed driveway. The applicant has provided an estimation of the width of most common vehicles and demonstrated that sedans and SUVs generally do not exceed a width of 2.2 metres which demonstrates that most vehicles will be able to access the proposed parking area using the reduced width at the pinch point of the driveway. This pinch point is an existing

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situation that the variance would not exacerbate. The majority of the driveway complies with the minimum width requirement.

The variance is therefore considered minor.

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

The proposed variances are desirable and appropriate as they facilitate the development of a second residential unit and are not anticipated to have an adverse impact on the streetscape or adjacent properties. This will increase the availability of housing within the urban boundary.

The variance is desirable and appropriate use of the land.

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 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 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 public comments 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

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

Conclusion

The requested variance(s) maintain(s) the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 8499. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance(s)

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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.

Approval of this application will permit the construction of an addition to accommodate a second residential unit.

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 September 21, 2020 Pursuant to the requirements of the Planning Act, a notice of the Statutory Public Meeting was provided by advertisement in the Kingston Whig Standard at least 10 days in advance of the Public Meeting. A 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

Financial Considerations:

None

Contacts:

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

Lindsay Sthamann, Planner 613-564-4291 extension 3287

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Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Neighbourhood Context Map
- Exhibit D Official Plan Map
- Exhibit E Zoning By-Law Map
- Exhibit F Photo
- Exhibit G Site Plan & Floor Plans
- Exhibit H Survey

Recommended Conditions

Application for minor variance, File Number D13-35-2020

Approval of the foregoing application shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variance applies only to the single-detached home with second residential unit 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

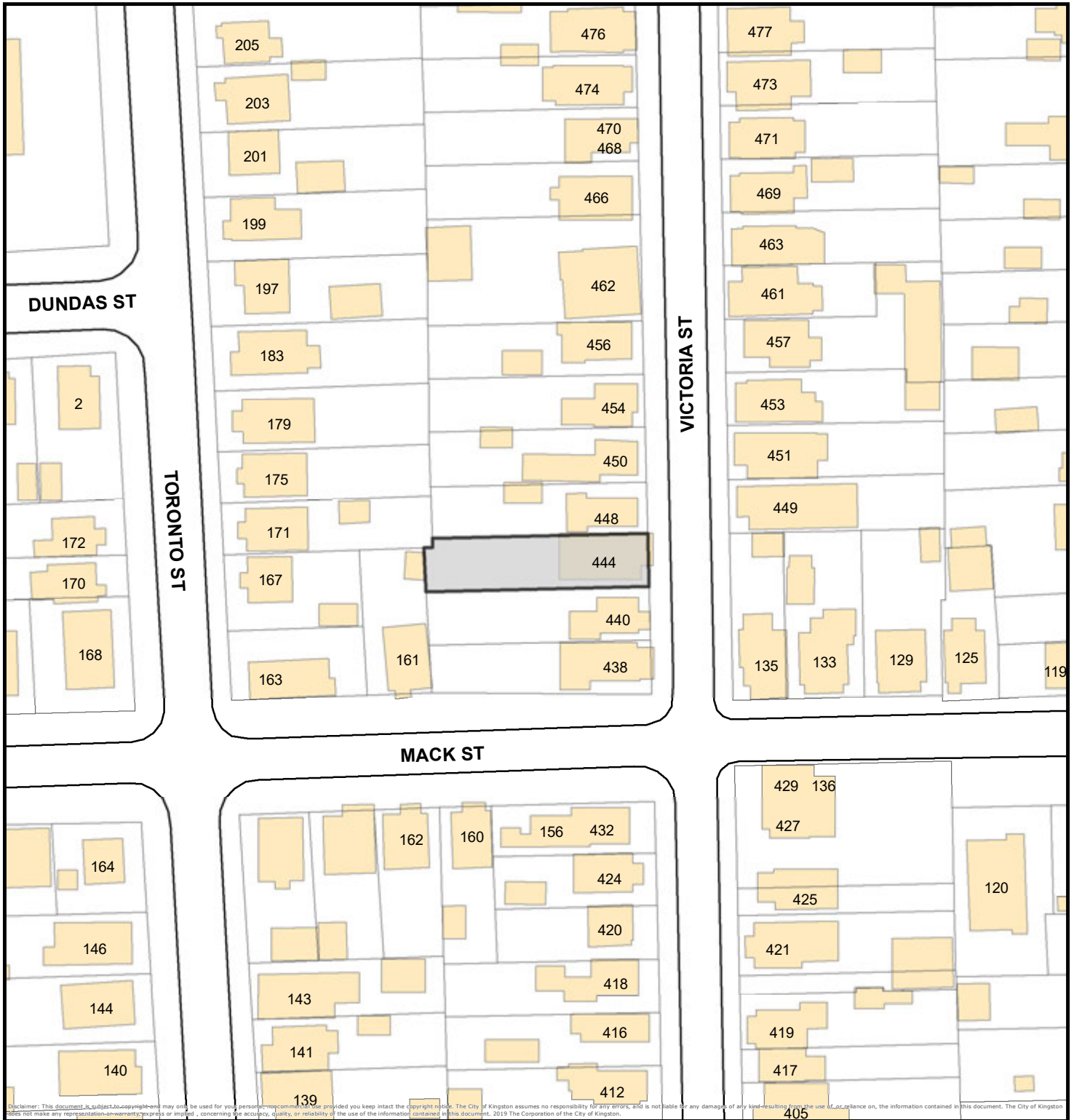
The owner/applicant shall provide to the Building Services a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make application for a Building Permit.

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 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.



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COMMITTEE OF ADJUSTMENT
Key Map

File Number: D13-035-2020
Address: 444 Victoria Street

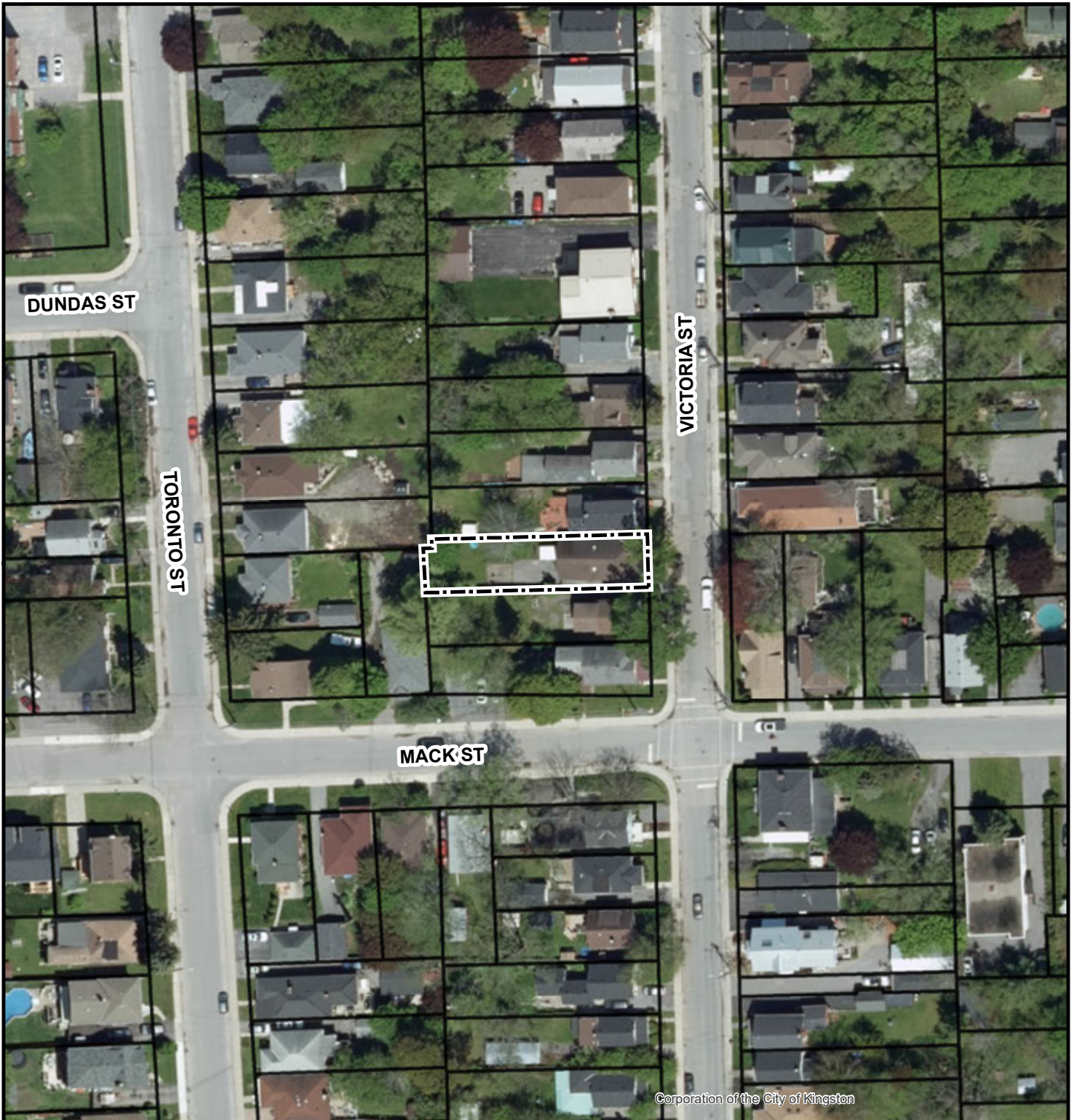
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DATE: 2020-08-10
PREPARED BY: rrochefort

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Lands Subject to Minor Variance





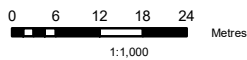
Corporation of the City of Kingston





Planning Services
a department of
Community
Services

COMMITTEE OF ADJUSTMENT
Neighbourhood Context (2019)

File Number: D13-035-2020
Address: 444 Victoria Street



Legend

-  Subject Lands
-  Property Boundaries



PREPARED BY: rochefort
DATE: 2020-08-10



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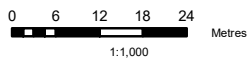


COMMITTEE OF ADJUSTMENT
Official Plan, Existing Land Use

File Number: D13-035-2020
Address: 444 Victoria Street

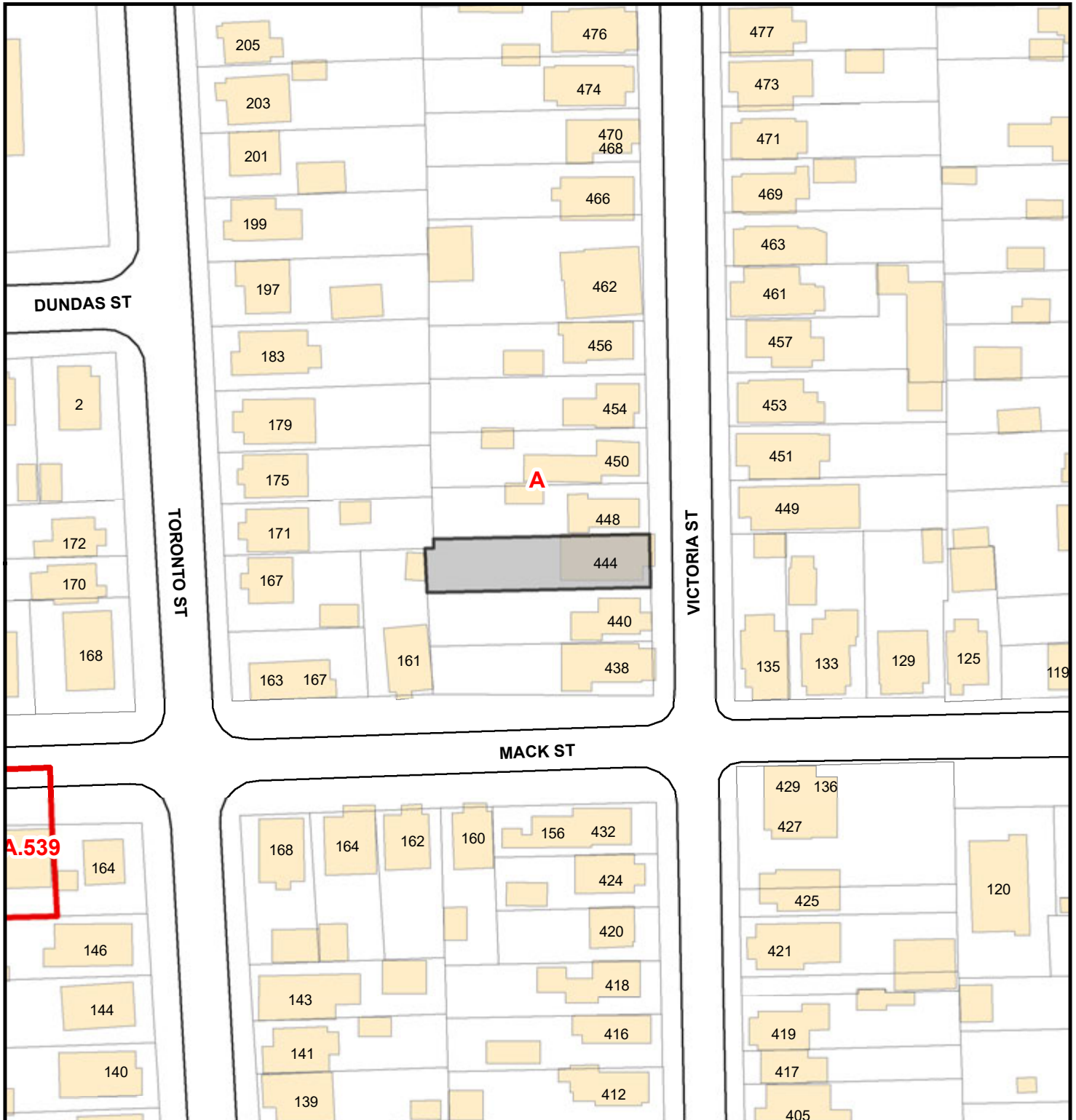
Legend

-  Subject Lands
-  RESIDENTIAL



PREPARED BY: rochefort
DATE: 2020-08-10



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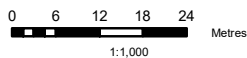


COMMITTEE OF ADJUSTMENT
Existing Zoning - By-law 8499, Map 19

File Number: D13-035-2020
Address: 444 Victoria Street

Legend

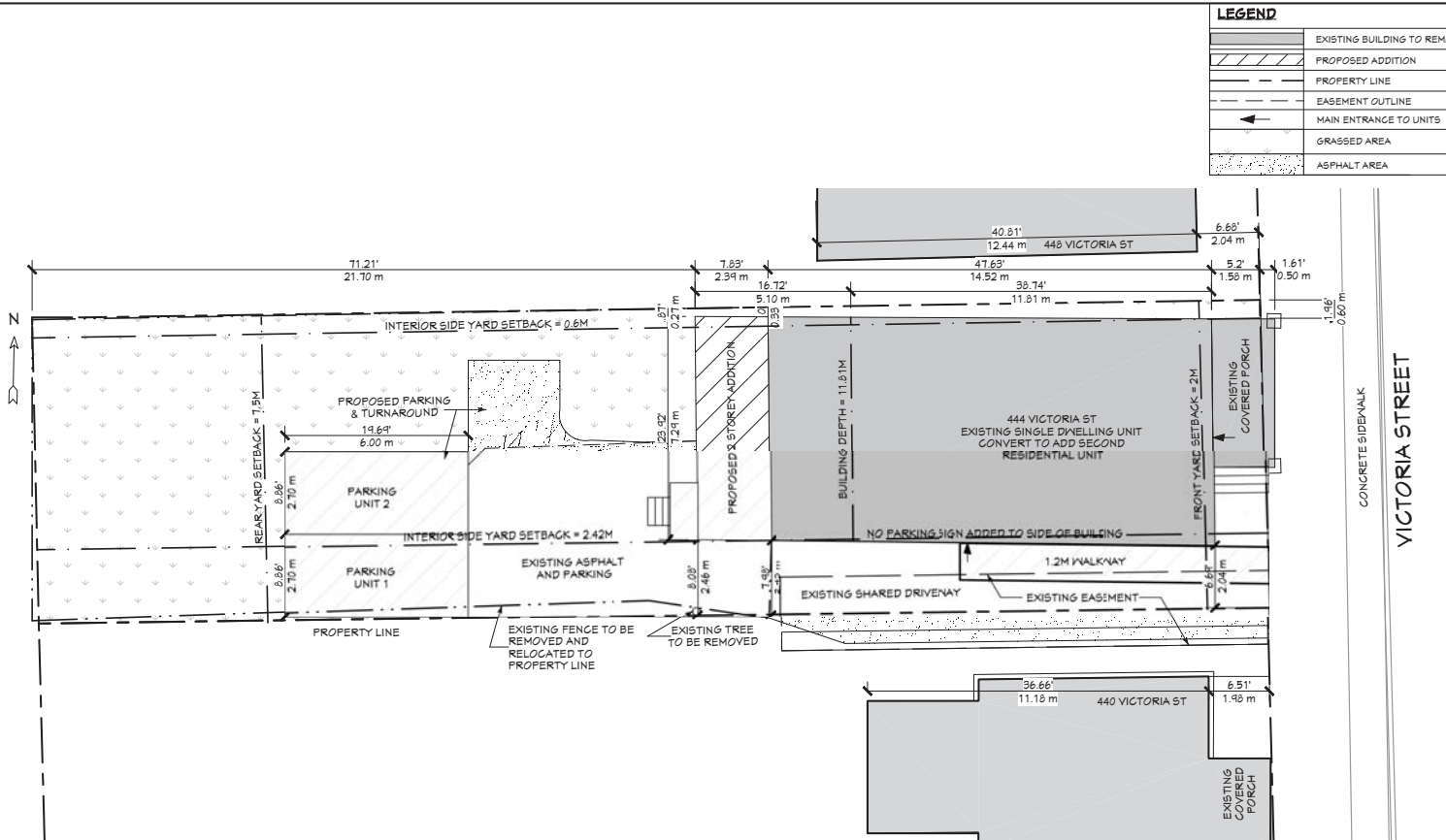
-  Subject Lands
-  Consolidated Zoning



PREPARED BY: rochefort
DATE: 2020-08-10

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LEGEND	
[Pattern]	EXISTING BUILDING TO REMAIN
[Pattern]	PROPOSED ADDITION
[Line]	PROPERTY LINE
[Line]	EASEMENT OUTLINE
[Arrow]	MAIN ENTRANCE TO UNITS
[Pattern]	GRASSED AREA
[Pattern]	ASPHALT AREA

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

NO.	DATE	REVISIONS
5	07/29/2020	ISSUED FOR SITE PLAN
4	08/19/2020	ISSUED FOR SITE PLAN
3	09/04/2020	ISSUED FOR DESIGN APPROVAL
2	02/28/2020	ISSUED FOR DESIGN REVISIONS
1	02/24/2020	ISSUED FOR PRELIM. DESIGN

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

QUALIFICATION INFORMATION

DESIGNER	BCIN
REGISTRATION INFORMATION	
HMD DRAFTING & DESIGN	40845
FIRM	BCIN

HMD
DRAFTING & DESIGN

Tel: 613-876-6634
Web: hmd-designs.ca
Email: heather@dressler.ca

PROJECT TITLE:
CONVERSION TO TWO DWELLING UNIT
444 VICTORIA ST, KINGSTON, ON

DRAWING TITLE:
SITE PLAN

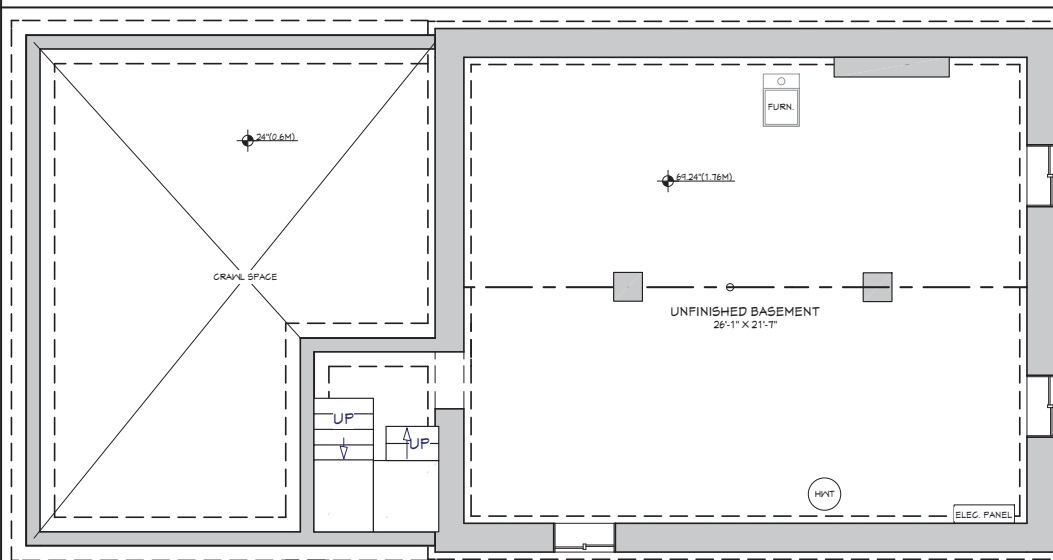
SCALE: AS NOTED	SHEET NO.
DATE: FEB 2020	A1
DRAWN BY: HC	

FSI	
LOT AREA	
MAIN LOT	403.43 SQM
BUILDING AREA	
FLOOR	AREA
MAIN FLOOR - EXISTING	106.1 SQM
SECOND FLOOR - EXISTING	84.8 SQM
BASEMENT - ADDITION	84 SQM
MAIN - ADDITION	17.4 SQM
SECOND FLOOR - ADDITION	17.4 SQM
TOTAL FLOOR AREA	307.2 SQM
CALCULATION	
TOTAL LOT AREA	403.43 SQM
TOTAL BUILDING AREA	307.2 SQM
TOTAL FSI	0.76

LANDSCAPE OPEN SPACE	
CALCULATION	
TOTAL LOT AREA	403.43 SQM
TOTAL BUILDING AREA	131.98 SQM
TOTAL ASPHALT AREA	125.49 SQM
TOTAL L.O.S.	96%
PROPOSED LOT COVERAGE	
LOT AREA	AREA
LOCATION	AREA
MAIN LOT	403.43 SQM
BUILDING AREA	AREA
EXISTING BUILDING	106.69 SQM
EXISTING COVERED PORCH	17.84 SQM
PROPOSED ADDITION	17.4 SQM
TOTAL	131.98 SQM
TOTAL LOT COVERAGE	93%

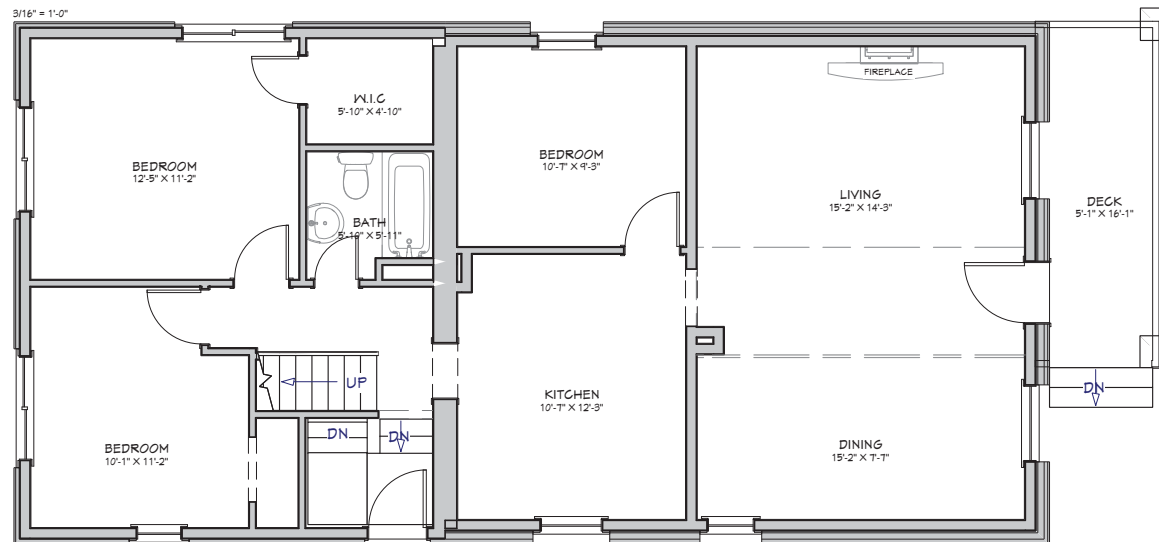
ZONING INFORMATION			
444 VICTORIA STREET			
ZONE: A			
LEGAL DESCRIPTION: LOT 57 PLAN A-B			
ZONE PROVISION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	370 SQM	403.43 SQM	N/A
MIN. LOT FRONTAGE	N/A	10.26M	N/A
MIN. LOT DEPTH	N/A	40.20M	N/A
MAX. LOT COVERAGE	33.1/3%	23.5%	33%
MIN. LANDSCAPE OPEN SPACE	30%	56%	36%
MIN. FRONT YARD SETBACK	2.0M	0M	N/A
MIN. REAR YARD SETBACK	1.5M	24.09M	21.70M
MIN. INT. SIDE YARD SETBACK	0.6M	0.33M	0.27M
MIN. AGG. YARD SETBACK	3.02M	2.37M	2.31M
MAX. BUILDING HEIGHT	10.7M	7.09M	7.89M
MAX. WALL HEIGHT	11.0M	3.47M	3.85M
MAX. BUILDING DEPTH	11.81M	14.54M	16.31M
MAX. FSI	1.0	0.41	0.76
PARKING SPACES	2	1	2
ZONE PROVISION	EXISTING	UNIT 1	UNIT 2
GROSS FLOOR AREA	236.4 SQM	140.54 SQM	188.64 SQM

1
A1 SITE PLAN
1" = 12'-0"



BASEMENT FLOOR PLAN

3/16" = 1'-0"



GROUND FLOOR PLAN

3/16" = 1'-0"

GENERAL NOTES:

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

NO.	DATE	REVISIONS
5	07/29/2020	ISSUED FOR SITE PLAN
4	05/19/2020	ISSUED FOR SITE PLAN
3	03/04/2020	ISSUED FOR DESIGN APPROVAL
2	02/26/2020	ISSUED FOR DESIGN REVISIONS
1	02/26/2020	ISSUED FOR PRELIM. DESIGN

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

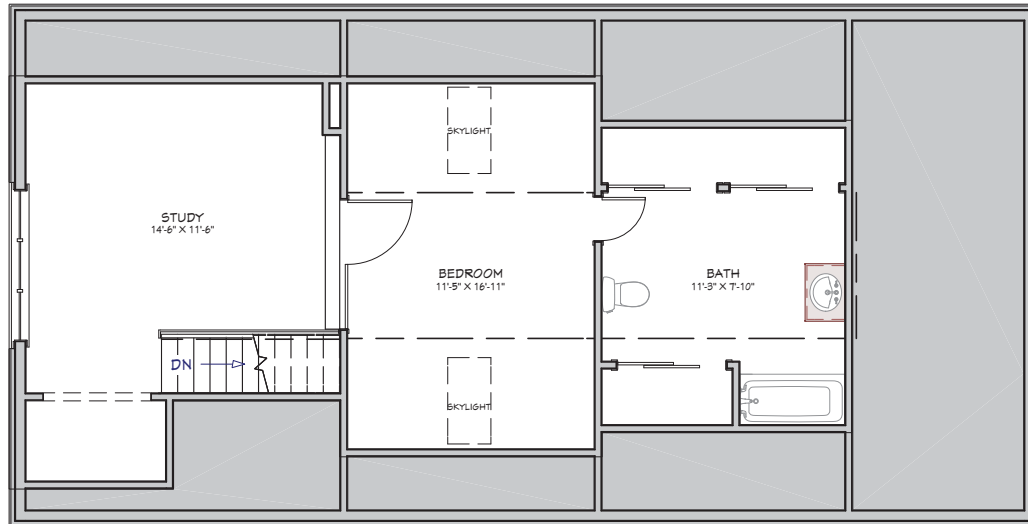
QUALIFICATION INFORMATION	
DESIGNER:	BCIN 35621
REGISTRATION INFORMATION	
HMD DRAFTING & DESIGN	40545
FIRM:	BCIN

HMD
DRAFTING & DESIGN
Tel: 613-876-6634
Web: hmd-designs.ca
Email: heather@dressler.ca

PROJECT TITLE:
CONVERSION TO TWO DWELLING UNIT
444 VICTORIA ST, KINGSTON, ON

DRAWING TITLE:
EXISTING PLANS

SCALE: AS NOTED	SHEET NO. A2
DATE: FEB 2020	
DRAWN BY: HC	



SECOND FLOOR PLAN

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"

GENERAL NOTES:

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NO.	DATE	REVISIONS
5	07/29/2020	ISSUED FOR SITE PLAN
4	05/13/2020	ISSUED FOR SITE PLAN
3	03/04/2020	ISSUED FOR DESIGN APPROVAL
2	02/28/2020	ISSUED FOR DESIGN REVISIONS
1	02/24/2020	ISSUED FOR PRELIM. DESIGN

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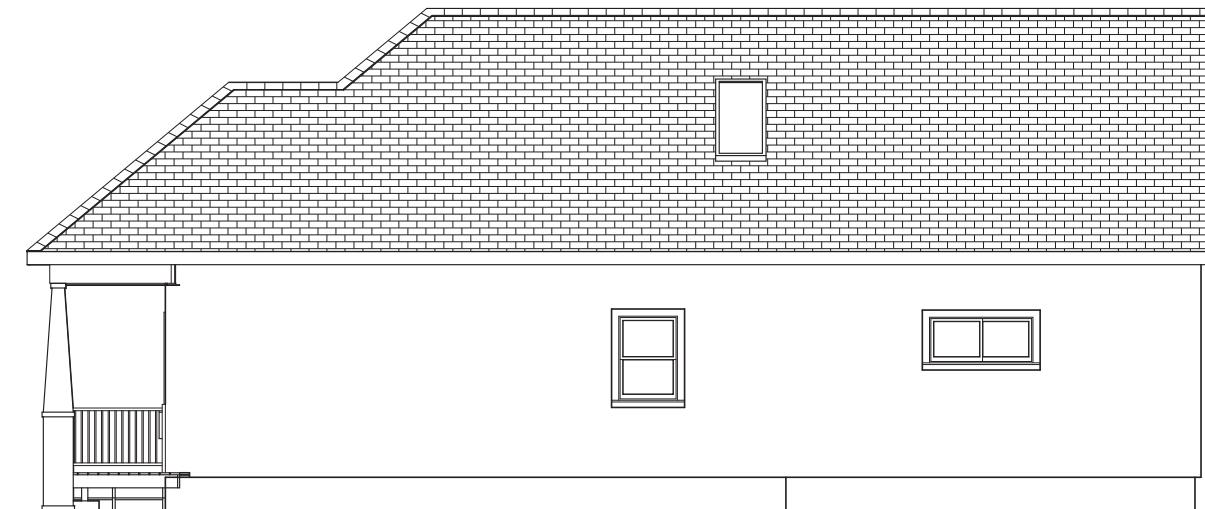
QUALIFICATION INFORMATION	
DESIGNER:	BCIN 28621
REGISTRATION INFORMATION	
HMD DRAFTING & DESIGN	40845
FIRM	BCIN

HMD
DRAFTING & DESIGN
Tel: 613-876-6634
Web: hmd-designs.ca
Email: heather@dressler.ca

PROJECT TITLE:
CONVERSION TO TWO DWELLING UNIT
444 VICTORIA ST, KINGSTON, ON

DRAWING TITLE:
EXISTING PLANS & ELEVATIONS

SCALE: AS NOTED	SHEET NO.
DATE: FEB 2020	A3
DRAWN BY: HC	



SOUTH ELEVATION

3/16" = 1'-0"

GENERAL NOTES:

1. DO NOT SCALE DRAWING
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4	05/19/2020	ISSUED FOR SITE PLAN
3	03/04/2020	ISSUED FOR DESIGN APPROVAL
2	02/26/2020	ISSUED FOR DESIGN REVISIONS
1	02/24/2020	ISSUED FOR PRELIM. DESIGN

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QUALIFICATION INFORMATION	
DESIGNER:	BCIN 33621
REGISTRATION INFORMATION	
HMD DRAFTING & DESIGN	40845
FIRM:	BCIN

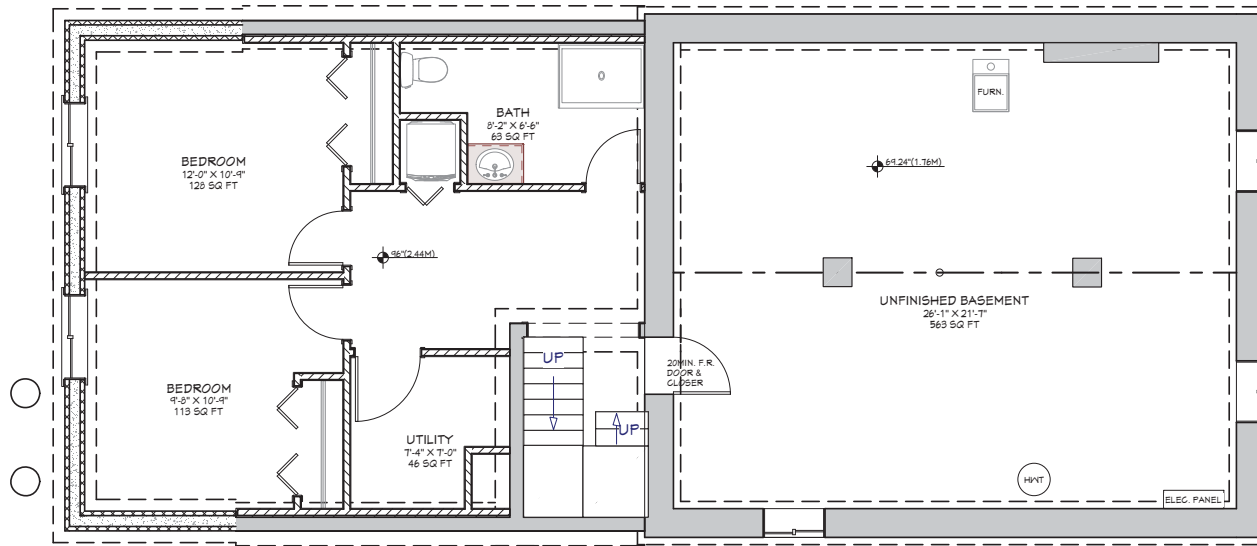
HMD
DRAFTING & DESIGN

Tel: 613-876-6634
Web: hmd-designs.ca
Email: heather@dressler.ca

PROJECT TITLE:
CONVERSION TO TWO DWELLING UNIT
444 VICTORIA ST, KINGSTON, ON

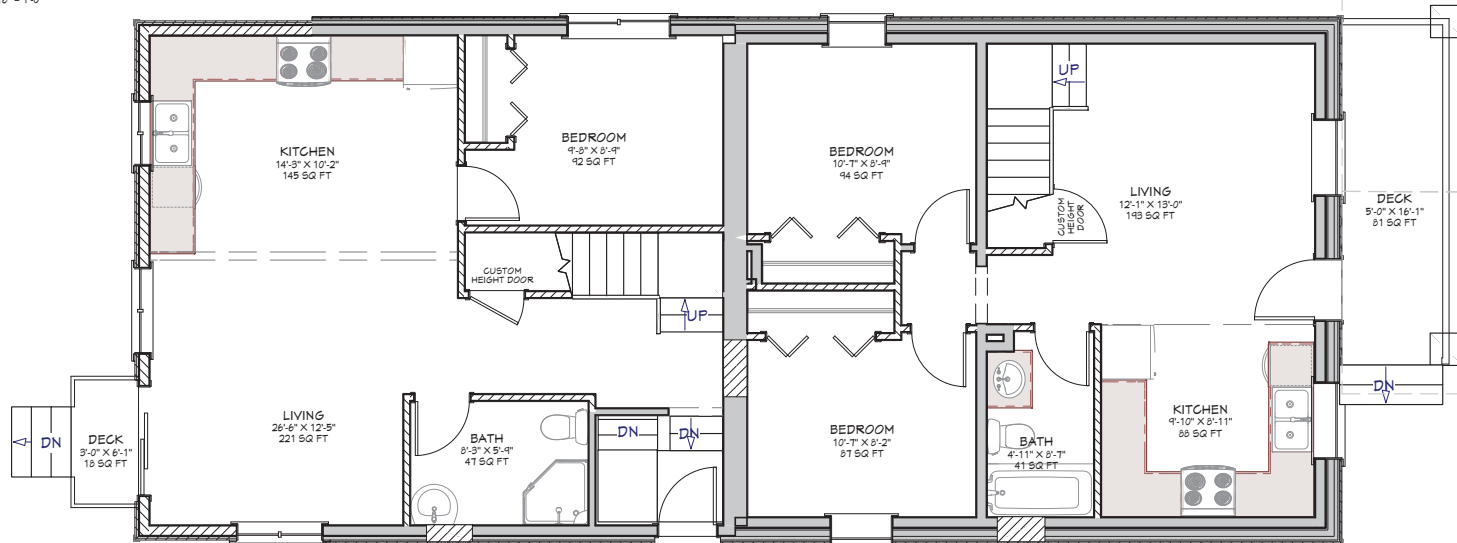
DRAWING TITLE:
EXISTING ELEVATIONS

SCALE:	AS NOTED	SHEET NO.
DATE:	FEB 2020	A4
DRAWN BY:	HC	



BASEMENT FLOOR PLAN

3/16" = 1'-0"



GROUND FLOOR PLAN

3/16" = 1'-0"

GENERAL NOTES:

- DO NOT SCALE DRAWING
- THIS DRAWING IS NOT TO BE REPRODUCED UNLESS PROPER WRITTEN CONSENT IS OBTAINED FROM HMD DRAFTING & DESIGN
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4	08/19/2020	ISSUED FOR SITE PLAN
3	03/04/2020	ISSUED FOR DESIGN APPROVAL
2	02/28/2020	ISSUED FOR DESIGN REVISIONS
1	02/24/2020	ISSUED FOR PRELIM. DESIGN

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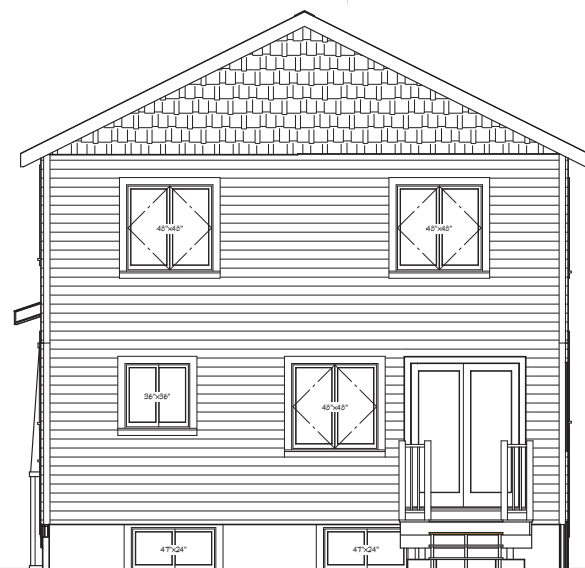
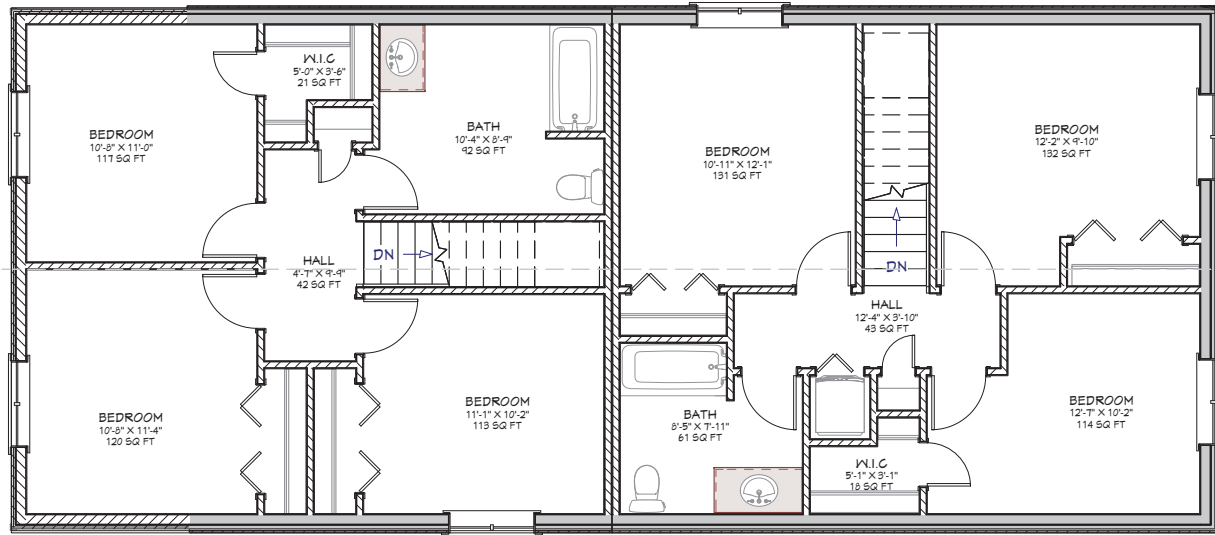
QUALIFICATION INFORMATION	
DESIGNER:	35621
REGISTRATION INFORMATION	
HMD DRAFTING & DESIGN	40845
FIRM:	BCIN

HMD
DRAFTING & DESIGN
Tel: 613-876-6634
Web: hmd-designs.ca
Email: heather@dressler.ca

PROJECT TITLE:
CONVERSION TO TWO DWELLING UNIT
444 VICTORIA ST, KINGSTON, ON

DRAWING TITLE:
PROPOSED PLANS

SCALE: AS NOTED	SHEET NO.
DATE: FEB 2020	A5
DRAWN BY: HC	



GENERAL NOTES:

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5	07/28/2020	ISSUED FOR SITE PLAN
4	08/19/2020	ISSUED FOR SITE PLAN
3	03/06/2020	ISSUED FOR DESIGN APPROVAL
2	02/28/2020	ISSUED FOR DESIGN REVISIONS
1	02/26/2020	ISSUED FOR PRELIM. DESIGN

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QUALIFICATION INFORMATION	
DESIGNER:	BCIN 35621
REGISTRATION INFORMATION	
HMD DRAFTING & DESIGN	40845
FIRM	BCIN

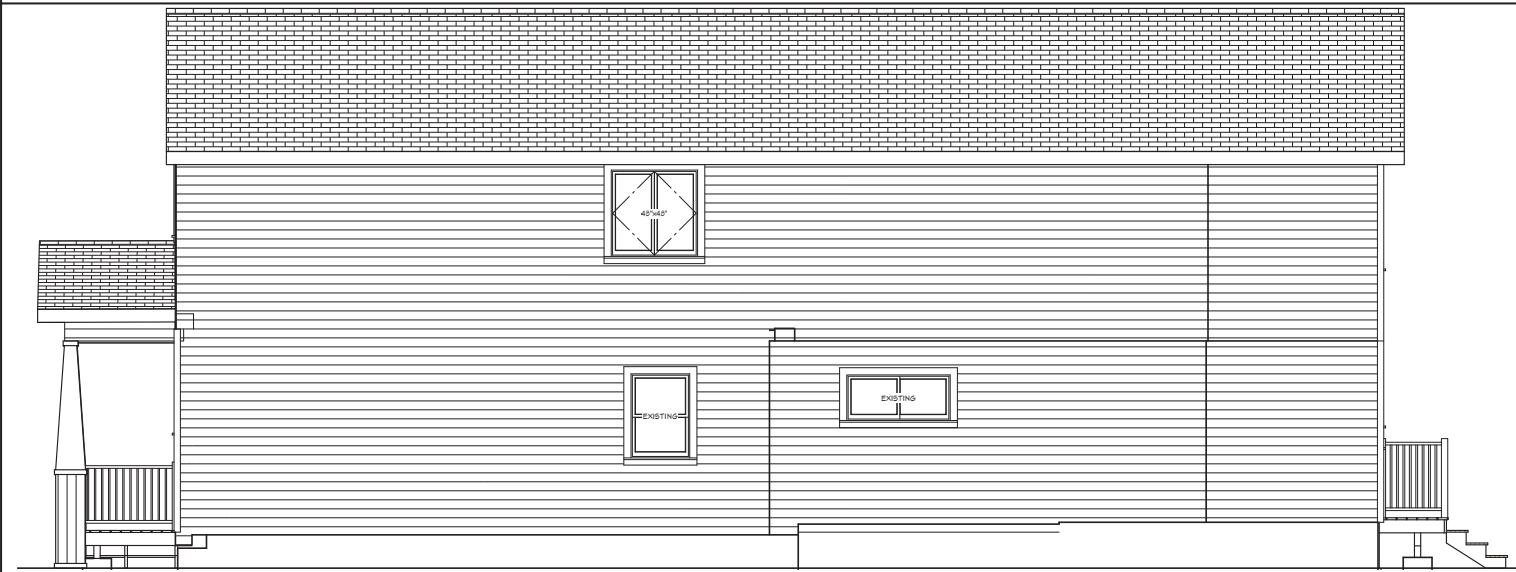
HMD
DRAFTING & DESIGN

Tel: 613-876-6634
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PROJECT TITLE:
CONVERSION TO TWO DWELLING UNIT
444 VICTORIA ST, KINGSTON, ON

DRAWING TITLE:
SECOND FLOOR PLAN

SCALE: AS NOTED	SHEET NO. A6
DATE: FEB 2020	
DRAWN BY: HC	



NORTH ELEVATION

3/16" = 1'-0"



SOUTH ELEVATION

3/16" = 1'-0"

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QUALIFICATION INFORMATION	
DESIGNER:	BCIN 28621
REGISTRATION INFORMATION	
HMD DRAFTING & DESIGN	40845
FIRM:	BCIN

HMD
DRAFTING & DESIGN

Tel: 613-876-6634
Web: hmd-designs.ca
Email: heather@dressler.ca

PROJECT TITLE:
CONVERSION TO TWO DWELLING UNIT
444 VICTORIA ST, KINGSTON, ON

DRAWING TITLE:
EXTERIOR ELEVATIONS

SCALE:	AS NOTED	SHEET NO.
DATE:	FEB 2020	A7
DRAWN BY:	HC	

PRELIMINARY

REGISTERED PLAN NO. 180

VICTORIA STREET
REGISTERED PLAN NO. A-8



PLAN OF SURVEY
OF LOT 57
REGISTERED PLAN No. A-8
CITY OF KINGSTON
COUNTY OF FRONTENAC
SCALE: 1 : 100



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

LESLIE M. HIGGINSON SURVEYING Ltd.
2020

THIS REPORT WAS PREPARED FOR
SASI KUNARATNAM & THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 24TH DAY OF JULY, 2020.

LESLIE M. HIGGINSON SURVEYING Ltd.
ONTARIO LAND SURVEYOR
KINGSTON, ONTARIO
DATE: JULY 29, 2020
LESLIE M. HIGGINSON
ONTARIO LAND SURVEYOR

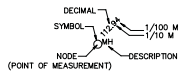
NOTE & LEGEND:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN) BASE AND ROVER BASELINES AND ARE RELATED TO UTM ZONE 18, (75° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

COMPARISONS SHOWN IN BRACKETS ARE TO ASTRONOMIC BEARINGS. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES. GRID DISTANCES CAN BE CALCULATED BY MULTIPLYING THE GRID DISTANCES SHOWN ON THE PLAN BY THE COMBINED SCALE FACTOR OF 0.999787.

- | | | |
|---------|---------|---|
| □ | DENOTES | SURVEY MONUMENT PLANTED |
| ■ | | SURVEY MONUMENT FOUND |
| SSB | | SHORT STANDARD IRON BAR |
| SIB | | STANDARD IRON BAR |
| IB | | IRON BAR |
| RP | | ROCK POST |
| WT | | WITNESS |
| CALC | | CALCULATED |
| S | | SET |
| M | | MEASURED |
| 1407 | | M. PETER ALLEN O.L.S. |
| H&B | | HUMPHRIES & BURGHAM LTD. |
| 1120 | | JAMES A. MINNES O.L.S. |
| P1 | | PLAN BY JAMES A. MINNES DATED NOVEMBER 6, 1987 |
| P2 | | PLAN BY HUMPHRIES & BURGHAM LTD. DATED OCTOBER 26, 1970 |
| P3 | | PLAN BY HUMPHRIES & BURGHAM LTD. DATED JULY 22, 1969 |
| P4 | | PLAN BY M. PETER ALLEN O.L.S. DATED OCTOBER 6, 1988 |
| G | | GROUND |
| EP | | EDGE OF PAVEMENT |
| CL | | CENTRE LINE |
| C | | CONCRETE |
| SW | | SIDEWALK |
| B | | BUILDING |
| DK | | DECK |
| TD | | TREE DECIDUOUS |
| FP | | FENCE POST |
| BF | | BOARD FENCE |
| BP | | BELL POLE |
| N/E/S/W | | NORTH/EAST/SOUTH/WEST |

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

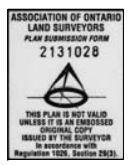
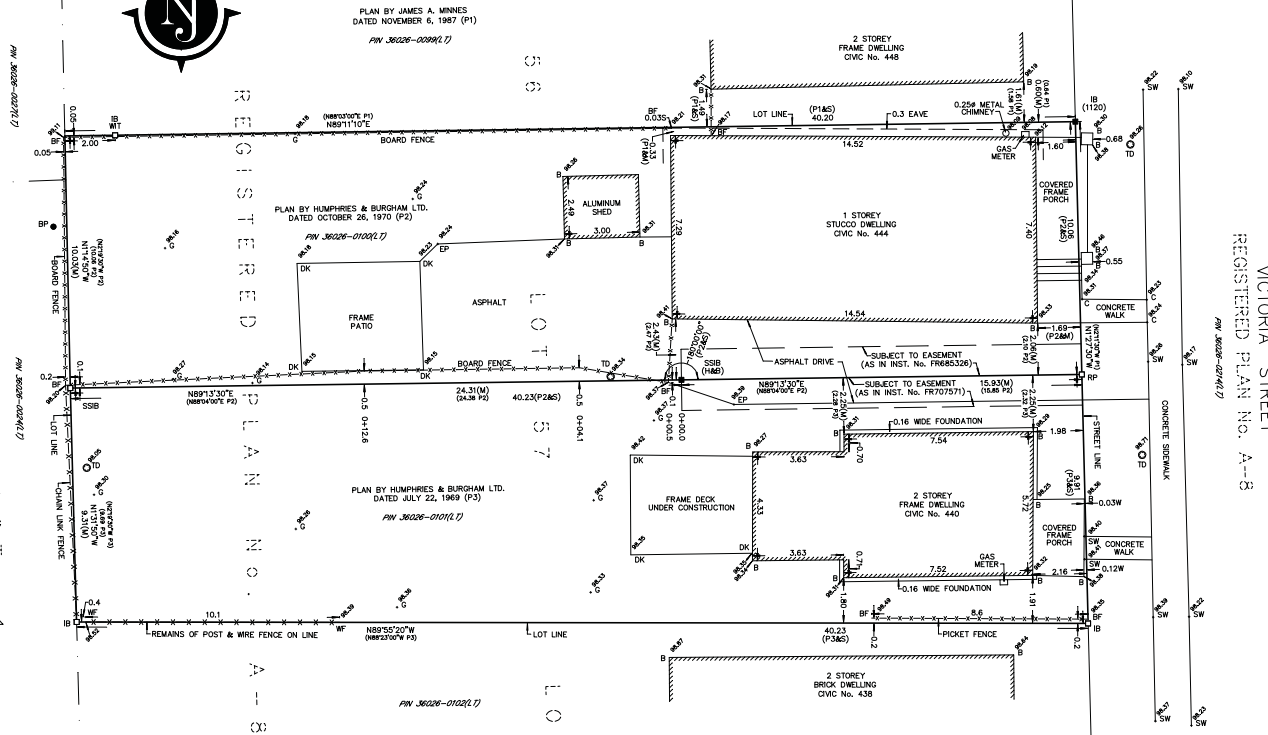


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LESLIE M. HIGGINSON O.L.S. 2020

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DATED JULY 29, 2020
LESLIE M. HIGGINSON SURVEYING Ltd.
A DIVISION OF HOPKINS CHITTY LAND SURVEYORS INC.
1064 GARDINERS ROAD
KINGSTON, ONTARIO, K7P 1R7
(613) 389-7986 (FAX) 389-5576 or leslie@mhigginson.com
FILE: CITY A-8, 57 2020-0313 GNDC POS



CITY OF KINGSTON BENCH MARK:
B.M. No. 82K-2053
TOP OF BOLT IN THE NE CORNER OF CONCRETE
BASE OF SIGN ON THE SW CORNER OF
PRINCESS ST. & UNIVERSITY AVE.
ELEV = 99.45

KNOWN AS MACK STREET

LOT 58
PLAN BY M. PETER ALLEN O.L.S.
DATED OCTOBER 6, 1988 (P4)

LOT 60

SE CORNER OF
LOT 60, RP A-8