



**City of Kingston
Committee of Adjustment
Meeting Number 2021-02
Agenda**

**Monday, January 18, 2021 at 5:30 p.m.
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

Gregory Lightfoot

Somnath Sinha

Jordan Tekenos-Levy

- 1. Meeting to Order**
- 2. Approval of the Agenda**
- 3. Confirmation of Minutes**
 - a) That** the Minutes of Committee of Adjustment Meeting Number 2021-01, held December 14, 2020 be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
- 6. Request for Deferral**

7. Returning Deferral Items

a) Application for: Minor Variance

File Number: D13-039-2020

Address: 230 Frontenac Street

Owner: Henglee Kingston Inc.

Applicant: The Boulevard Group Inc.

The Report of the Commissioner of Community Services (COA-21-005) is attached.

Schedule Pages 1 - 45

Note: Correspondence related to this file previously submitted for the Committee of Adjustment Meeting 2021-01, on December 14, 2020, can be accessed on the City of Kingston website at the following link: <https://bit.ly/3s3eEZB>

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

Recommendation:

That minor variance application, File Number D13-039-2020, for the property located at 230 Frontenac Street to allow for the development of an attached second residential unit through the development of a rear addition totaling approximately 69 square metres, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-005.

8. Business

a) Application for: Minor Variance and Consent

File Numbers: D13-027-2020, D10-028-2020 & D10-029-2020

Address: 3108 Babcock Road

Owners: Beverley and William MacDonald

Applicant: Brad Harmsen

The Report of the Commissioner of Community Services (COA-21-006) is attached.

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

Recommendation:

That minor variance application, File Number D13-027-2020 for the property located at 3108 Babcock Road, be Approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-21-006; and

That consent application, File Number D10-028-2020, to sever a 1.05 hectare parcel of land with 60 metres of road frontage on Babcock Road, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-21-006; and

That consent application, File Number D10-029-2020, to sever a 1.1 hectare parcel of land with 60 metres of road frontage on Babcock Road, be provisionally approved subject to the conditions included in Exhibit C (Recommended Conditions – Consent) to Report Number COA-21-006.

- b) **Application for: Consent**
File Numbers: D10-040-2020
Address: 160 MacDonnell Street
Owners: Yuri Levin Consulting Inc.
Applicant: Yuri Levin, Sergiy Kolosov, Michael Keene (FOTENN), & Montana Caletti (FOTENN)
The Report of the Commissioner of Community Services (COA-21-007) is attached.

Schedule Pages 93 – 128

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

Recommendation:

That consent application, File Number D10-040-2020, to sever a parcel of land with 7.9 metres of frontage and a lot area of 542.3 square metres from the existing parcel with 15.8 metres of frontage and a lot area of 1,109.8 square metres, be denied.

- c) **Application for: Minor Variance**
File Numbers: D13-057-2020
Address: 35 Gibson Avenue
Owners: Kathleen McIlquham
Applicant: Fotenn Consultants Inc.
The Report of the Commissioner of Community Services (COA-21-008) is attached.

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

Recommendation:

That minor variance application, File Number D13-057-2020, for the property located at 35 Gibson Avenue to construct an enclosed front porch and unenclosed stairs in the front yard of the existing single-family dwelling, be Approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-008.

- d) **Application for: Permission**
File Numbers: D13-060-2020
Address: 17 Gordon Street
Owners: Donald Hulton and Anna Leigh Hulton
Applicant: Donald Hulton

The Report of the Commissioner of Community Services (COA-21-010) is attached.

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

Recommendation:

That the application for permission, File Number D13-060-2020, for the property located at 17 Gordon Street, to permit the replacement of a 44.6 square metre detached garage within the rear yard of the property, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-010.

e) **Application for: Consents & Minor Variance**

File Numbers: D10-048-2020, D13-063-2020 and D13-064-2020

Address: 323 and 327 Victoria Street

Owners: Victoria Huehn

Applicant: Peter Sauerbrei

The Report of the Commissioner of Community Services (COA-21-011) is attached.

Schedule Pages 168 – 194

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

Recommendation:

That consent application, File Number D10-048-2020, for the property located at 323 and 327 Victoria Street, be approved subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-011; and

That minor variance application, File Number D13-063-2020, for the property located at 327 Victoria Street, be approved; subject to the conditions attached as Exhibit B (Recommended Conditions) to Report Number COA-21-011; and

That minor variance application, File Number D13-064-2020, for the property located at 323 Victoria Street, be approved; subject to the conditions attached as Exhibit C (Recommended Conditions) to Report Number COA-21-011.

- f) **Application for: Minor Variance**
File Numbers: D13-061-2020
Address: 938 Hudson Drive
Owners: Helen and Richard Gora
Applicant: Heather Cirella

The Report of the Commissioner of Community Services (COA-21-012) is attached.

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

Recommendation:

That minor variance application, File Number D13-061-2020, for the property located at 938 Hudson Drive to reduce the rear yard setback requirement in the 'R1-3' zone in Zoning By-Law Number 76-26 in order to construct a 42.5 square metre, one storey addition to the rear of the existing single detached dwelling, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-012.

- g) **Application for: Permission**
File Numbers: D13-068-2020
Address: 392-394 Division Street
Owners: Carmela Piccinato and Rodolfo Piccinato
Applicant: Rudy Piccinato

The Report of the Commissioner of Community Services (COA-21-013) is attached.

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

Recommendation:

That the application for permission, File Number D13-068-2018, for the property located at 392-394 Division Street, to permit the construction of a roof over an existing front porch and stairs, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-013.

h) Application for: Minor Variance

File Numbers: D13-056-2020

Address: 1719, 1721, 1723, 1725, 1731, 1733 Bath Road & 509, 511 Days Road

Owners: Kenlar Investments Inc

Applicant: IBI Group Incorporated

The Report of the Commissioner of Community Services (COA-21-014) is attached.

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

Recommendation:

That minor variance application, File Number D13-056-2020, for the property located at 1719, 1721, 1723, 1725, 1731, 1733 Bath Road & 509, 511 Days Road to reduce the minimum dwelling unit area for three new bachelor units, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-014.

9. Notices of Motion

10. Other Business

11. Correspondence

- a)** Correspondence received from Councillor Peter Stroud, dated December 14, 2020, regarding File Number D13-039-2020, 230 Frontenac Street.

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- b)** Correspondence received from Alex Adams, the BLVD Group, dated January 6, 2021, regarding File Number D13-039-2020, 230 Frontenac Street.

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- c)** Correspondence received from Reza Basirian, dated January 6, 2021, regarding File Number D13-056-2020, 509 Days Road.

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12. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled for February 22, 2021.

13. Adjournment