



**City of Kingston
Report to Committee of Adjustment
Report Number COA-21-007**

To: Chair and Members of the Committee of Adjustment
From: Phillip Prell, Planner
Date of Meeting: January 18, 2021
Application for: Consent
File Number: D10-040-2020
Address: 160 MacDonnell Street
Owner: Yuri Levin Consulting Inc.
Applicants: Yuri Levin, Sergiy Kolosov, Michael Keene (FOTENN), & Montana Caletti (FOTENN)

Council Strategic Plan Alignment:

Theme: Business as usual

Goal: 2.4 Promote secondary suites and tiny homes.

Executive Summary:

This application for consent to sever the existing parcel of land at 160 MacDonnell Street into two parcels has been submitted by Yuri Levin, Sergiy Kolosov, and FOTENN Consulting on behalf of the owner, Yuri Levin. The purpose of the application is to sever an existing parcel in a residential area with 15.8 metres of frontage and 1,109.8 square metres of area into two parcels. Each proposed parcel would have 7.9 metres of frontage, with the proposed retained lot (to the south) having a lot area of 567.5 square metres and the proposed severed lot (to the north) having a lot area of 542.3 square metres. The applicant has advised that, if the consent application is approved, they intend to construct a new single detached house and a second residential unit contained in the main building on each new lot. This would result in one building with two units on each resulting lot, for a total of two buildings with four units.

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The site is situated on the west side of MacDonnell Street mid-block between Johnson Street (to the north) and Earl Street (to the south). The property is developed with an existing single detached house, which is proposed to be demolished. The property is currently designated as Residential in the Official Plan and is zoned "A" in Zoning By-Law Number 8499. The subject property is adjacent to residential properties in all directions, which are primarily subject to the same "A" zone regulations as the subject property, with the exception of a few site specific "A" zones.

The Delegated Authority By-Law (By-Law Number 2006-75) delegates authority for the approval of consent applications where they do not require concurrent minor variances to the Director of Planning, where such application is not in dispute or where any dispute is resolved without a hearing. Since the subject application was submitted without any minor variances, it originally proceeded through the standard delegated authority process. The City received public comments during the public notification period disputing the application and requesting that the application be heard by the Committee of Adjustment. Furthermore, upon review of the subject application, Planning Services staff identified to the applicant that staff are not supportive of the subject application. In accordance with the Delegated Authority By-law, the file has been referred to the Committee of Adjustment for consideration due to both public and staff dispute. A new public notice was mailed to all property owners within a 60-metre radius of the property and new signage was posted on the site reflecting the public hearing proceeding to this Committee of Adjustment meeting.

This report provides a recommendation to the Committee of Adjustment regarding the application for consent. In accordance with subsection 53(12) of the *Planning Act*, Planning Services staff are recommending **denial** of the proposed application for the following reasons, which are further detailed in this Report:

1. The proposed application does not have regard to the matters under subsection 51(24) of the *Planning Act*, for the following reasons:
 - (a) The proposed application does not conform to the Official Plan; and
 - (b) The dimensions and shapes of the proposed lots are not appropriate.

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.

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Authorizing Signatures:



Phillip Prell, Planner

Consultation with the following Management of the Community Services Group:

Paige Agnew, Commissioner, Community Services

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Previous Delegated Authority Application/Options/Discussion:

The consent application was submitted on September 23, 2020 by the owner's agents Michael Keene & Montana Caletti of FOTENN Consultants on behalf the owner Yuri Levin. The application proceeded through the Delegated Authority process under the authority granted by By-Law Number 2006-75, as the proposal does not require concurrent minor variances. The applicable "A" zone of Zoning By-Law Number 8499 requires a minimum lot area of 370.0 square metres per dwelling unit with no specific lot frontage requirements and provides second residential units an exemption from the minimum lot area requirements. Notice was provided in accordance with the *Planning Act* requirements for the delegated authority application. In response to the statutory notice, Staff received public comments disputing the application and requesting that the proposal be heard at the Committee of Adjustment. Additionally, upon review of the application staff registered objections to the proposal to the applicant. As a result of both public and staff dispute of the proposed application, the Director of Planning Services has referred the application to the Committee of Adjustment. A revised Public Meeting notice has been provided and a new notice sign has been posted on the subject property reflecting the Committee of Adjustment meeting date.

Site Characteristics

The subject property is municipally addressed as 160 MacDonnell Street. The property is currently developed with a 1-storey single-detached house with a detached garage in the rear yard. The subject property is designated 'Residential' in the Official Plan and zoned "A" in Zoning By-Law Number 8499. The existing parcel is generally rectangular in shape with a total lot area of 1,109.8 square metres and a lot frontage of 15.8 metres. At its deepest point, the depth of the lot is 44.8 metres from the front lot line to the rear lot line, consistent with the lot depth of the neighbouring property to the north and the 3 neighbouring properties to the south.

The subject property is located mid-block along the west side of MacDonnell Street, between Johnson Street (to the north) and Earl Street (to the south). The properties along this stretch of MacDonnell Street are primarily single detached houses that range in height between 1 and 2 storeys. The following property types are within 50 metres of the subject property:

1. *North*: Four residential properties that front onto MacDonnell Street, and four residential properties that front onto Johnson Street.
2. *South*: Seven residential properties that front onto MacDonnell Street, and four residential properties that front onto Earl Street.
3. *East*: Nine residential properties that front onto MacDonnell Street.
4. *West*: Eight residential properties that front onto Napier Street, and one residential property that fronts onto Johnson Street.

The property is located approximately 85 metres from Johnson Street, a designated arterial road according to the City of Kingston Official Plan. The property is also located approximately 380 metres from Churchill Park and approximately 130 metres from Winston Churchill Public School. Distances were measured in accordance with the walking distance definition in the Official Plan.

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Application

The purpose of the application is to sever the existing parcel into two parcels. Each parcel is proposed to have 7.9 metres of frontage, with the retained lot (to the south) having a lot area of 567.5 square metres and the severed lot (to the north) having a lot area of 542.3 square metres. Each parcel is proposed to have a single-detached house, with a second residential unit contained in the main building. The proposal would result in one building with two units on each resulting lot (Exhibit G).

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

- Plot Plan (Exhibit G); and
- Planning Justification Report.

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.

Planning Act

The review of an application for consent is subject to Section 53 of the *Planning Act*. The Committee of Adjustment may grant a consent if it is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the lot. In determining whether a provisional consent is to be given, the Committee of Adjustment shall have regard to matters under Subsection 51(24) with necessary modifications to the granting of a provisional consent. More specifically, as written, this subsection outlines the criteria for draft plans of subdivision, as follows:

“Criteria

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;
- (d) the suitability of the land for the purposes for which it is to be subdivided;
- (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

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- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and Site Plan Control matters relating to any development on the land, if the land is also located within a Site Plan Control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)."

In reviewing the proposed consent to sever, Staff have assessed this application against the criteria identified above and have determined that the proposal does not conform to the City's Official Plan as required under subsection 51(24)(c) and would not result in appropriate dimensions and shapes of the proposed lots as required under subsection 51(24)(f) of the *Planning Act*. The remainder of this report provides an in-depth analysis of the proposal against the applicable Provincial Policy Statement, Official Plan and zoning by-law provisions.

Provincial Policy Statement

The Provincial Policy Statement 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 an infill proposal located within the urban boundary of the City of Kingston on a fully serviced property and does not involve any major provincial policy considerations or matters of provincial interest.

Official Plan

The subject property is designated "Residential" in the City of Kingston Official Plan. Lands designated as "Residential" are intended to be on full municipal services. The predominant use of land within this designation will be for various forms of housing. In addition, the "Residential" designation permits second residential units in certain cases (i.e. single detached dwellings) provided they are in compliance with the zoning bylaw, are not within a constraint area and can

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also satisfy additional second residential unit requirements (i.e. additional parking space). The property is on full municipal services, is not in a constraint area and can fulfill second residential unit requirements.

Section 9.6.11. identifies General Requirements for Consents, which identifies that new lots must have regard to the matters under 51(24) of the *Planning Act* and must meet lot area requirements in the zoning by-law for lands located within the urban boundary. 9.6.12. directs new residential development created by consent to be located within the urban boundary. The proposed application is consistent with Sections 9.6.11. and 9.6.12. as it is located within the urban boundary on a fully serviced lot and meets the minimum lot area requirement of Zoning By-Law Number 8499.

Section 9.6.13. of the Official Plan sets out the Criteria for Consent Approval and identifies 10 criteria that must be satisfied when creating individual parcels of land by way of consent. Of the 10 criteria identified, the following 6 criteria apply to the review of this application:

- “9.6.13.** The creation of individual parcels of land by way of consent are subject to the following criteria:
- a.** the lot frontage, depth and area of any lot created by consent (severed and retained parcel) must be appropriate for the use proposed for the lot, be in compliance with the provisions of the zoning by-law and consistent, where possible, with adjacent lots;
 - b.** proposed severances that would result in irregularly shaped lots are to be avoided where possible;
 - c.** consents may be granted only when each parcel of land has frontage and direct access from an assumed road, except for conservation lands such as those held by the Conservation Authority or a land trust that can be accessed through an easement or right-of-way on abutting lands;
 - e.** new access points or driveways must be located where they would not create a traffic hazard because of sight lines on curves, grades or corners;
 - i.** any application for a consent must assess the impact on the *natural heritage system, natural heritage features and areas, natural hazards, cultural heritage resources and areas of archaeological potential*, or areas of archaeological significance as set out in Sections 5, 6 and 7 of this Plan; and,
 - j.** the City must be satisfied that any *development* lots created by consent can be supplied with such municipal services as fire protection, road maintenance, storm drainage and where applicable, water supply and sewage disposal facilities, such that the provision of services does not adversely affect the City’s finances.”

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The subject lot is supplied by all required municipal services, has no negative impacts on any areas identified in subsection i., has frontage and direct access from an assumed road in a location where it is not expected to be a traffic hazard due to the location of driveways, as such, conforms with subsections c., e., i. and j. of 9.6.13. 9.6.13. requires all criteria to be satisfied in an application for consent, as such, this report will focus on the other criteria that are applicable to this application – subsections 9.6.13.a. and 9.6.13.b.

Policy 9.6.13.a. states that the resulting lot frontage, area and depth must be appropriate for the use, comply with the zoning by-law and be consistent, where possible, with adjacent lots. This language is intended to recognize existing unique lot configurations in certain neighbourhoods of the City, which are a result of Kingston's long history. It acknowledges that it is not possible to be consistent when an inconsistent lot fabric already exists. However, given the existing regular lot fabric, with consistent frontages, it is Staff's position that it is possible to be consistent with lot frontages, areas and depths of adjacent properties in this specific area.

The intent of this policy, when combined with criteria 51(24)(f) of the *Planning Act*, is to consider the appropriateness of the dimensions and shapes of the proposed lots, and the resulting lot frontage, area and depth within not only the context of the provisions of the zoning by-law and the use of the lot, but also in the context of the existing lot fabric of the community. Policy 9.6.13.b. states that irregularly shaped lots are to be avoided where possible. It is Staff's position that the proposed lots are irregularly shaped in the context of the surrounding neighbourhood, as the frontages are not consistent with adjacent frontages, resulting in deep, narrow rectangular lots.

There are no parcels with less than 8 metres of frontage within the immediate vicinity located on a local street. Exhibit F of this Report provides a colour coded map showing all property frontages in the area as compared to the proposed lot frontages which would result from the subject application and contains a table specifying the frontages for each property. The closest properties with a frontage less than 8 metres are on the designated arterial road Johnson Street (with frontages of approximately 7.6 metres), which also have access to a rear yard lane, included in the plan of subdivision, which provides an area for the functional needs of the lot (Exhibit A & F).

On a local street, within a stable and mature neighbourhood having two parcels each with 7.9 metres of frontage in the middle of the block would be a deviation from the surrounding neighbourhood and, more specifically, the adjacent lot fabric.

In addition, the resulting building on these proposed lots would have to comply with minimum/aggregate side yard regulations, which would result in a maximum building width of 4.9 metres on each lot (Exhibit G). A desktop review of the building widths that front onto MacDonnell Street yielded an average building width (including attached garages) of approximately 9.4 metres, meaning the proposed 4.9 metre width is about 52% of the average existing building width for the street. The proposed 4.9 metre width will further exaggerate the differences in lot frontages. Section 3.3.6 under the "Residential Uses" section of the Official Plan also notes that: "Existing Housing Districts as shown in Schedule 2 are considered

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stable... [and] only minor changes in the predominant pattern of housing type, height or density, are permitted in accordance with Section 2.6.” The MacDonnell Street neighbourhood is shown as a stable neighbourhood on schedule 2 of the Official Plan. Section 2.6.1 notes that the intent of the Official Plan is to “promote development in areas where change is desired while protecting stable areas from incompatible development...and rates of change that may be destabilizing.” This is further expanded upon in section 2.6.2.b. which notes that stable areas are those that generally have “a common or cohesive architectural and streetscape character, in terms of massing and built form, [and] architectural expression...” The term “development” in the Official Plan includes the creation of a new lot and the construction of buildings.

Section 2.6.3 further notes that “stable areas will be protected from development that is not intended by this Plan...” and not compatible with the prevailing pattern of development in terms of built form. According to section 2.6.3.a. “infill” development is deemed to be generally appropriate within stable areas. The subject application would result in permissions that increase the intensity of the residential use from 1 single detached house (with permissions for a second residential unit) to 2 single detached houses plus 2 second residential units. The potential massing and building footprint of any potential buildings on the two resulting lots are a departure from the existing built form and streetscape character in a manner that is neither limited in scale nor designed to complement the existing stable area.

The proposed development has the potential to destabilize the surrounding stable neighbourhood as this would be the first development with a frontage of less than 8.0 metres that is on a local street within the immediate vicinity (Exhibit F). It is staff’s position that approval of a reduced lot frontage and resulting narrower building widths may set an undesirable precedent for the immediate area.

The proposal does not conform to the Official Plan.

Zoning By-Law

The subject property is zoned “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-and two-family dwellings, in addition to the following non-residential uses: libraries, public/private day schools, community halls, churches, and Community Homes.

The applicant has indicated that all zoning provisions will be met for any future development of the lot. The two key zoning regulations that typically govern consents are the frontage and minimum lot area requirements. The proposed parcels both meet the minimum lot area requirements listed under section 6.3(a)(i), which is 370 square metres per dwelling unit. Second residential units are exempt from this requirement as listed under section 5.45(xi). Importantly, the “A” zone does not have a frontage requirement.

The proposed consent application meets Zoning By-Law Number 8499 requirements for the minimum lot area. There are no minimum lot frontage requirements in the zoning by-law.

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Discussion

Despite this application representing an opportunity to develop an infill property within the urban boundary, the proposed frontage and resulting built form will be out of character with the surrounding stable neighbourhood and adjacent lots situated on a local street. Although the proposed lots meet the minimum lot area requirements of the “A” zone in Zoning By-Law Number 8499, staff’s position is that the application does not conform to the Official Plan.

The proposal would impact the character of a stable neighbourhood due to the lack of architectural conformity in terms of scale and massing, and lack of a consistent frontage along adjacent lots. The proposed development has the potential to destabilize the surrounding stable neighbourhood as this would be the first development with a frontage of less than 8.0 metres that is on a local street within the immediate vicinity (Exhibit F). It is staff’s position that approval of a reduced lot frontage and resulting narrower building widths may set an undesirable precedent for the immediate area.

The Official Plan policies are clear that consent applications need not only conform with the zoning by-law requirements but are also required to be consistent with the adjacent properties in terms of lot frontage, area and width. Despite the conformity with the “A” zone of Zoning By-law 8499, the lack of Official Plan conformity necessitates a recommended **denial** of this application.

Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Building Division | <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 checked="" 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 checked="" 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.

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Public Comments

At the time this report was finalized, December 23, 2020, 9 separate pieces of correspondence were received. These comments are attached as Exhibit I to this report. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda. To date, the applicants have not amended their proposal based on these comments. The following are summarized comments received from members of the public:

- Opposed to severing an average sized lot into two very small (thin) ones for multi-unit buildings. “We believe this would set a precedent that could allow for further lots to be severed and family homes to be destroyed and replaced with large, more urban centre style units.”
- No other lots are this small in the “catchment area”, even the narrowest lots, 573 Earl, and 670, 672, and 682 Johnson are not this thin.
- Neighbourhood character is changing due to additions creating a greater number of rental units, which is typically occupied by students who can create property standard issues.
 - Currently lives here due to the peace and quiet, seeing neighbours, etc.
- Does not support further division of existing residential lots for fear they will disrupt a well-established residential neighbourhood.
- This community cannot support higher density on the subject property and on this street.
- Despite this being “technically” allowable, they see it as an unethical development.
- Concerned by the “extraordinary aggressive plans for building on two new lots.”
 - Fear this will be the “final nail” on this block where “actual families reside.”
- Proposed building with thin dimensions and being 3 storeys high is out of character in a community with “vintage 1-2 storied homes.”
- Plot plan appears to propose a “block apartment building” which would be out of character with the neighbourhood.
- Parking is accommodated without a garage on the subject property which is out of character with the rest of the neighbourhood.
 - This does not leave room for green space or gardens.
- Complaints about the City and getting money from these developments.
- Not expecting City support / shock that the City would let this happen.
- Supports urban density projects like those on Princess Street but not further division in well established neighbourhoods like that on MacDonnell Street.
- Recent changes in the community have led to increased noise issues, lack of property maintenance, and more rental properties.
- Worried about the increased density and its impact on noise level, traffic congestion, etc.
- “Building lot width of 7.9 metres should not be acceptable in the City of Kingston, this could set a precedent for the downtown core that would only cater to student housing.”
- Feeling that excessive densification has already occurred in the neighbourhood due to a development on the corner of Napier and Johnson Street (8 bedrooms and 4 bathrooms).
- Feeling that taxes are too high to be paying for a new development and are not receiving the amenities “commensurate with the level of taxation that we are paying.”

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- “The commercial nature of this application gives me great concern about the future fracturing of this neighbourhood.”
- “Like many others in Kingston, our neighbourhood is a community of homes, not commercial ventures, such is the assured nature of this application.”

Previous or Concurrent Applications

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

Conclusion

Staff recommend denial of this application based on the reasons included in this report.

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 January 18, 2021. Pursuant to the requirements of the Planning Act, a notice of Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 14 days in advance of the meeting. In addition, notices were sent by mail to a total number of 86 property owners (according to the latest Assessment Roll) within 60 metres of the subject property and a courtesy notice was 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

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Financial Considerations:

None

Contacts:

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

Phillip Prell, Planner, 613-546-4291 extension 3219

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Key Map

Exhibit B Neighbourhood Context Map (2019)

Exhibit C Zoning By-Law Number 8499 – Map 26

Exhibit D Official Plan Map

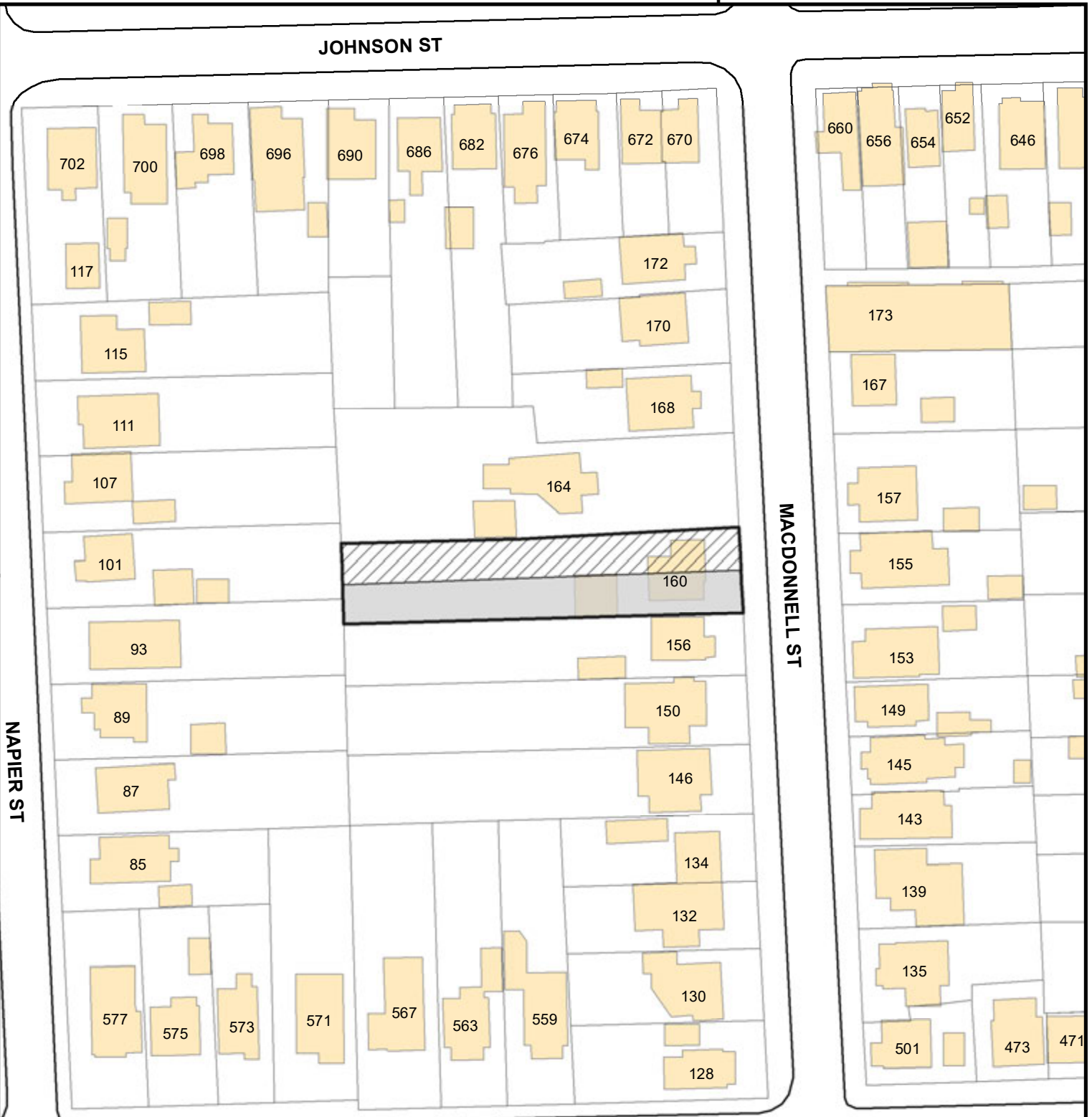
Exhibit E Public Notice Notification Map

Exhibit F Street Frontage Map

Exhibit G Plot Plan

Exhibit H Public Feedback

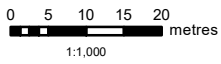
JOHNSON ST



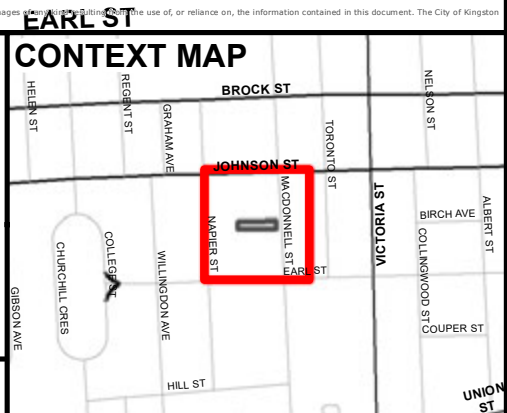
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COMMITTEE OF ADJUSTMENT
Key Map
File Number: D10-040-2020
Address: 160 MacDonnell St



DATE: 2020-09-30
PREPARED BY: akeeping



Subject Lands
 Retained Lands
 Severed Lands

JOHNSON ST

MACDONNELL ST

NAPIER ST



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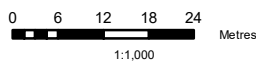
Planning Services
a department of
Community
Services

COMMITTEE OF ADJUSTMENT
Neighbourhood Context (2019)

File Number: D10-040-2020
Address: 160 MacDonnell St

Legend

-  Subject Lands
-  Property Boundaries

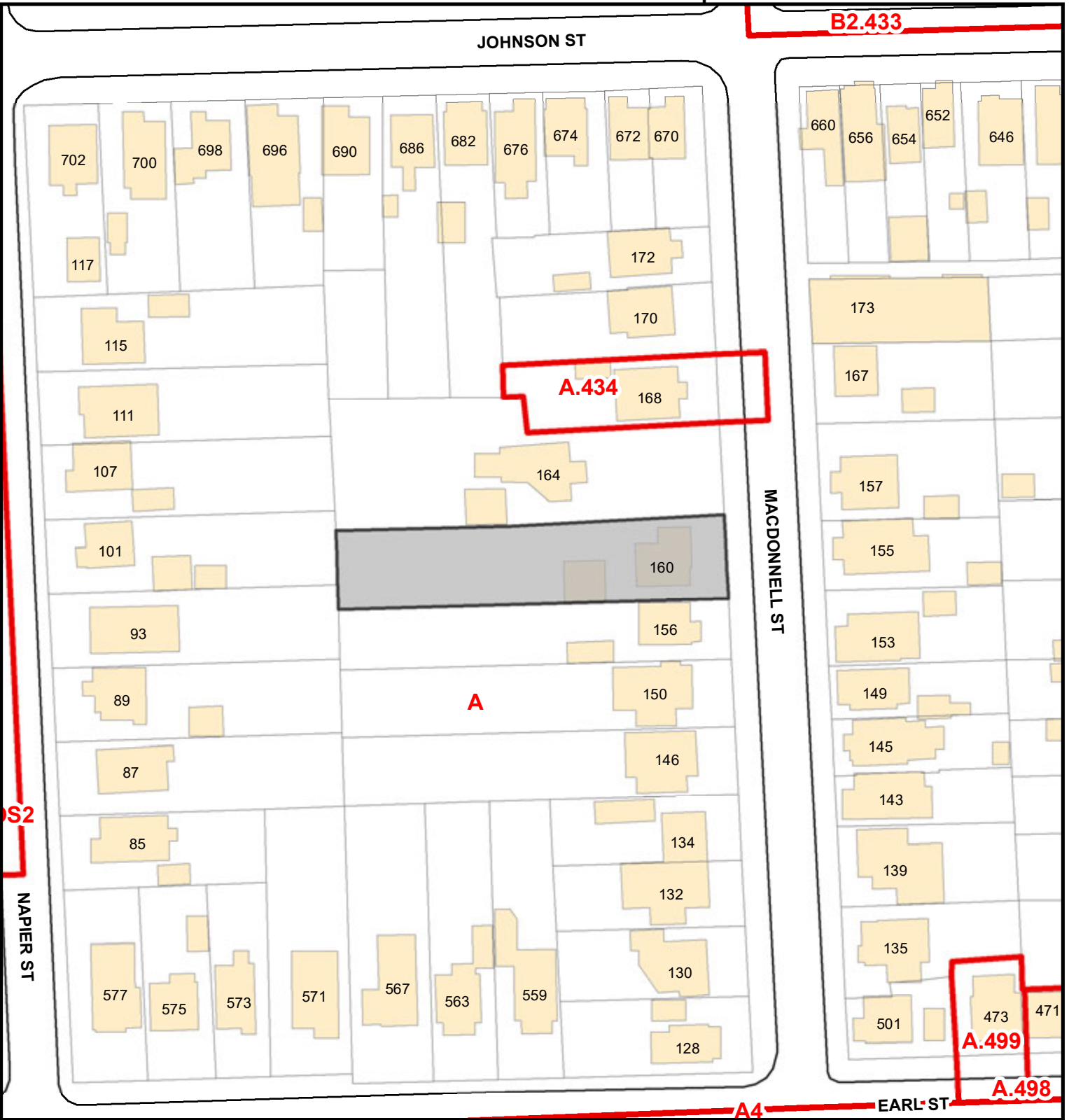


PREPARED BY: akeeping
DATE: 2020-09-30

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JOHNSON ST



MACDONNELL ST

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EARL ST





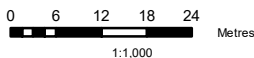
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Community
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COMMITTEE OF ADJUSTMENT
Existing Zoning - By-law 8499, Map 26

File Number: D10-040-2020
Address: 160 MacDonnell St

Legend

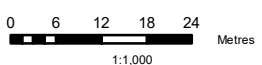
-  Subject Lands
-  Consolidated Zoning





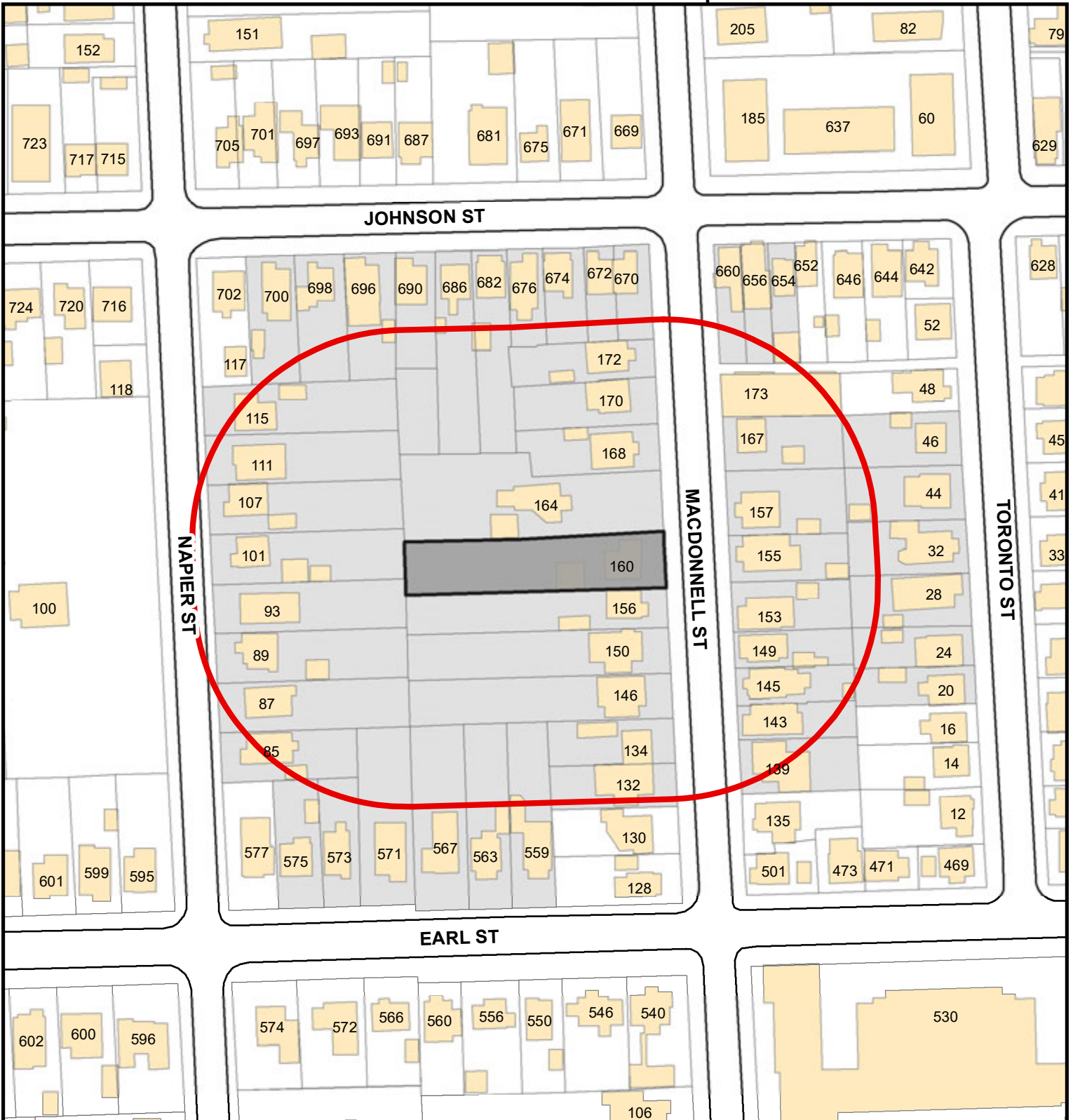
COMMITTEE OF ADJUSTMENT
Official Plan, Existing Land Use

File Number: D10-040-2020
Address: 160 MacDonnell St



- Legend**
- Subject Lands
 - OPEN SPACE
 - RESIDENTIAL

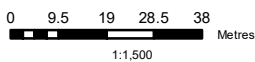




Planning Services
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Community
Services

COMMITTEE OF ADJUSTMENT
Public Notice Notification Map

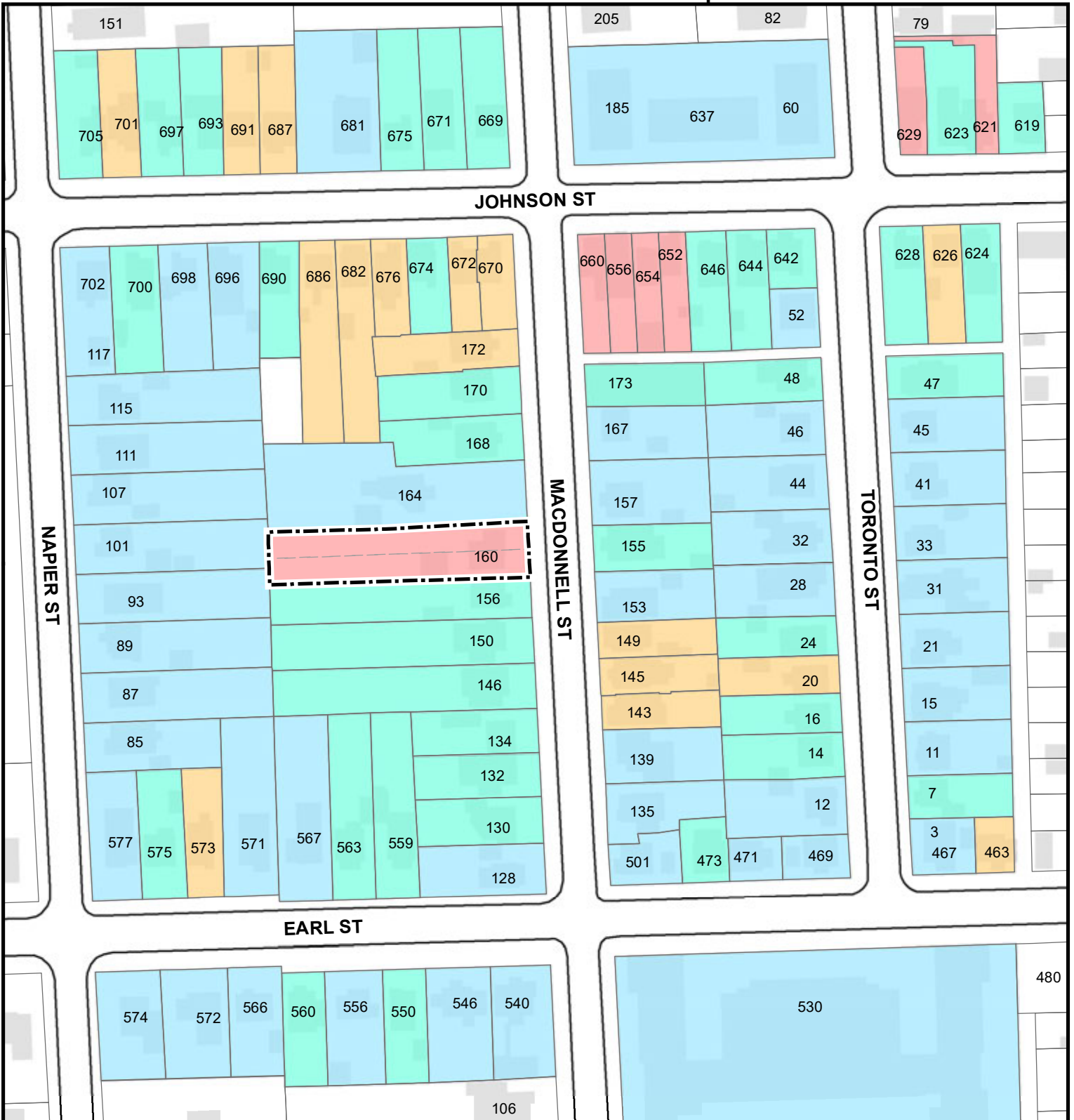
File Number: D10-040-2020
Address: 160 MacDonnell St



Legend

- 60m Public Notification Boundary
- Subject Lands
- Property Boundaries
- 52 Properties in Receipt of Notice (MPAC)

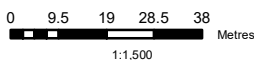




Planning Services
a department of
Community
Services

DELEGATED AUTHORITY
Street Frontage Map

File Number: D10-040-2020
Address: 160 MacDonnell St



Legend

- Subject Lands
- Proposed Parcels
- Street Frontage Linear Distance
 - < 8.0 m
 - 8.0 m - 10.99 m
 - 11.00 m - 13.99 m
 - > 14 m



Data from Street Frontage Map (Exhibit F Continued)

| Street Frontage (m) | STREET NAME | Street Frontage (m) | STREET NAME |
|------------------------|----------------|------------------------|--|
| 10.99 | 463 EARL ST | 14.4 | 128 MACDONNELL ST |
| 17.93 | 467 EARL ST | 13.21 | 130 MACDONNELL ST |
| 19.12 | 469 EARL ST | 12.49 | 132 MACDONNELL ST |
| 15.1 | 471 EARL ST | 12.49 | 134 MACDONNELL ST |
| 13.27 | 473 EARL ST | 17.18 | 135 MACDONNELL ST |
| 20.34 | 501 EARL ST | 15.23 | 139 MACDONNELL ST |
| 113.75 | 530 EARL ST | 9.7 | 143 MACDONNELL ST |
| 16.93 | 540 EARL ST | 10.62 | 145 MACDONNELL ST |
| 18.36 | 546 EARL ST | 12.79 | 146 MACDONNELL ST |
| 12.18 | 550 EARL ST | 10.16 | 149 MACDONNELL ST |
| 16.32 | 556 EARL ST | 12.81 | 150 MACDONNELL ST |
| 12.43 | 559 EARL ST | 14.32 | 153 MACDONNELL ST |
| 12.19 | 560 EARL ST | 13.1 | 155 MACDONNELL ST |
| 12.19 | 563 EARL ST | 11.45 | 156 MACDONNELL ST |
| 14.21 | 566 EARL ST | 18.28 | 157 MACDONNELL ST |
| 15.23 | 567 EARL ST | 15.84 | 160 MACDONNELL ST (Subject Property) |
| 15.45 | 571 EARL ST | 17.37 | 164 MACDONNELL ST |
| 19.08 | 572 EARL ST | 15.24 | 167 MACDONNELL ST |
| 10.36 | 573 EARL ST | 13.1 | 168 MACDONNELL ST |
| 18.29 | 574 EARL ST | 13.49 | 170 MACDONNELL ST |
| 12.8 | 575 EARL ST | 10.47 | 172 MACDONNELL ST |
| 14.17 | 577 EARL ST | 12.18 | 173 MACDONNELL ST |
| 13.22 | 619 JOHNSON ST | 14.02 | 85 NAPIER ST |
| 6.52 | 621 JOHNSON ST | 14.01 | 87 NAPIER ST |
| 13.7 | 623 JOHNSON ST | 14.01 | 89 NAPIER ST |
| 11.25 | 624 JOHNSON ST | 14.02 | 93 NAPIER ST |
| 10.66 | 626 JOHNSON ST | 14.01 | 101 NAPIER ST |
| 12.19 | 628 JOHNSON ST | 14.02 | 107 NAPIER ST |
| 7.62 | 629 JOHNSON ST | 14.01 | 111 NAPIER ST |
| 73.74 | 637 JOHNSON ST | 14.01 | 115 NAPIER ST |
| 13.71 | 642 JOHNSON ST | 36.38 | 117 NAPIER ST |
| 11.43 | 644 JOHNSON ST | 15.9 | 3 TORONTO ST |
| 11.43 | 646 JOHNSON ST | 12.24 | 7 TORONTO ST |
| 7.62 | 652 JOHNSON ST | 15.23 | 11 TORONTO ST |
| 7.62 | 654 JOHNSON ST | 16.38 | 12 TORONTO ST |
| 7.62 | 656 JOHNSON ST | 12.43 | 14 TORONTO ST |
| 7.62 | 660 JOHNSON ST | 15.23 | 15 TORONTO ST |
| 12.02 | 669 JOHNSON ST | 11.07 | 16 TORONTO ST |
| 10.06 | 670 JOHNSON ST | 10.78 | 20 TORONTO ST |
| 12.19 | 671 JOHNSON ST | 15.24 | 21 TORONTO ST |

| Street Frontage (m) | STREET NAME | Street Frontage (m) | STREET NAME |
|------------------------|----------------|------------------------|---------------|
| 8.46 | 672 JOHNSON ST | 11.09 | 24 TORONTO ST |
| 11.65 | 674 JOHNSON ST | 15.11 | 28 TORONTO ST |
| 12.19 | 675 JOHNSON ST | 15.24 | 31 TORONTO ST |
| 10.06 | 676 JOHNSON ST | 15.15 | 32 TORONTO ST |
| 23.77 | 681 JOHNSON ST | 15.24 | 33 TORONTO ST |
| 10.05 | 682 JOHNSON ST | 15.24 | 41 TORONTO ST |
| 10.06 | 686 JOHNSON ST | 15.41 | 44 TORONTO ST |
| 10.36 | 687 JOHNSON ST | 15.24 | 45 TORONTO ST |
| 11.27 | 690 JOHNSON ST | 15.24 | 46 TORONTO ST |
| 10.36 | 691 JOHNSON ST | 12.19 | 47 TORONTO ST |
| 11.3 | 693 JOHNSON ST | 12.19 | 48 TORONTO ST |
| 14.76 | 696 JOHNSON ST | 16.76 | 52 TORONTO ST |
| 11.93 | 697 JOHNSON ST | | |
| 14.02 | 698 JOHNSON ST | | |
| 13.71 | 700 JOHNSON ST | | |
| 10.86 | 701 JOHNSON ST | | |
| 14.02 | 702 JOHNSON ST | | |
| 12.37 | 705 JOHNSON ST | | |

**160
 MACDONNELL
 STREET
 KINGSTON
 CONCEPT PLAN**



- LEGEND**
- PROPOSED BUILDING
 - PROPERTY BOUNDARY
 - SETBACKS

| SITE INFORMATION | | | |
|-------------------------------|----------------------------|--------------|-------|
| ZONING | A Zone | | |
| SITE AREA | | | |
| Lot 1: | 542.3m ² | | |
| Lot 2: | 567.5m ² | | |
| PARKING PROPOSED | | REQUIRED | |
| 2.7m by 6.0m | | 2.7m by 6.0m | |
| 2 (Garage) | | 2 | |
| SETBACKS | | F.Y. | S.Y. |
| Lot 1: | 15m | 0.8m, 1.6m | 44.7m |
| Lot 2: | 15m | 0.8m, 2.0m | 44.8m |
| FSI (max) PROPOSED | | PERMITTED | |
| Lot 1: | 0.38 | | |
| Lot 2: | 0.36 | | |
| LOT COVERAGE (max) PROPOSED | | PERMITTED | |
| Lot 1: | 13.2% | | |
| Lot 2: | 12.6% | | |
| LOS (min) PROPOSED | | REQUIRED | |
| Lot 1: | 74.1% (405m ²) | | |
| Lot 2: | 75.9% (430m ²) | | |
| BUILDING DEPTH (max) PROPOSED | | PERMITTED | |
| Lot 1: | 14.1m | | |
| Lot 2: | 14.1m | | |
| NOTES | | | |

1. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a proper survey.



| No. | REVISION | DATE | BY |
|-----|----------|------------|----|
| 3 | DRAFT | 2020.09.01 | MC |
| 2 | DRAFT | 2020.08.24 | EL |
| 1 | DRAFT | 2020.07.28 | MC |

CLIENT
SERGIY KOLOSOV

FOTENN
 Planning + Design

6 Cataragui Street, Suite 108, Kingston ON
 K7K 1Z7 613.542.5454 www.fotenn.com

| | |
|----------|------------|
| DESIGNED | MC |
| REVIEWED | MK |
| DATE | 2020.07.28 |

P1



From: [REDACTED]
To: [City of Kingston: Planning Outside Email](#)
Cc: [Prell, Phillip](#)
Subject: Application of the Application for Consent to Sever New Lot, 160 MacDonnell, File# D10-040-2020
Date: Thursday, October 08, 2020 4:16:01 PM

To the City of Kingston, Planning Services
c/o Secretary Treasurer, Committee of Adjustment
Thursday October 8, 2020

To whom it may concern,

I am writing to formally request that the application of Technical Consent for severance of lot 160 MacDonnell, file # D10-040-2020 go to Committee for review /disapproval.

I sent an email to Mr. P.Prell, Planner, Planning Services, City of Kingston Wednesday October 7, 2020 expressing my concerns regarding this application that I was notified by mail from the City of Kingston, received Tuesday October 6, 2020. Mr. P. Prell, during a lengthy phone discussion regarding my email and my concerns, provided me with more detailed information concerning the Fotenn project application. I now have more concerns about the project and do not want it to be 'rubber stamped' and moved forward without concerns/complaints from area residents.

My main concerns are:

1. A regular sized width lot on this block is proposed to be severed into 2 narrow lots of approximately 25'. (I prefer to use Imperial measures rather than metric) There is no other lot in the catchment area of this proposal severed in this form and its approval could result in an alarming precedent for the rest of the block. Even the narrowest lots (573 Earl, 670, 672, 682 Johnson) are not this small. My first impression of this proposal was "This is DUMB".
2. It is proposed that 1 building (14.25' X 16', total 743sq'), 3 stories high will be built on each severed lot. I'm not an engineer/home designer but that will be one high, narrow building in a neighbourhood of vintage 1-2 storied homes. This is completely out of character of the surrounding area. The rectangular renderings of the structures makes me worried that they will be 'block apartment buildings', even more out of character.
3. According to the proposal, there will be parking area for 4 vehicles (2per building) in front of the buildings, right up to the city sidewalk. Presently, the area is dominated by single/shared side driveways where most of the vehicles park significantly away from the well travelled sidewalk. No chance of that happening in this proposal. As well, the proposed location of the parking spots leaves no allowance for a green space of lawn or garden. According to the 2015 City of Kingston Design Guidelines for Residential lots (pg 53) "Make driveway locations and car storage as subtle as possible in multi-use buildings to allow for greater amounts of landscaped open space." I guess the co-applicants didn't read this document, that they should be following.
4. There have been a number of recent Planning/City approved projects by the co-applicants that have resulted in structures that are radically out of character of the neighbourhoods they are located in. One example is the duplex recently built behind 268 Victoria St....the House in the Backyard. The approval for that proposal still staggers the imagination. If there is a process to prevent another structure that will alter the neighbourhood 's character significantly, then let us try.

I am hoping that this formal request for this proposal to go to Committee is accepted and that the public review process is initiated.

Sincerely,
Mrs. Frances Cooney
575 Earl St,
Kingston, Ontario [REDACTED]

From: [REDACTED]
To: [Planning Outside Email: Prell, Phillip](#)
Cc: [Stroud, Peter](#)
Subject: Notice of Technical consent for 160 MacDonnell file # D10-040-2020
Date: Wednesday, October 07, 2020 1:52:22 PM

Good day City of Kingston Planning Services/Councillor Stroud,

I am writing in response of the letter sent to me concerning the Notice of Technical Consent to sever a new lot for 160 MacDonnell St. I was surprised to receive such a letter, but I guess I count as living in the area where the consent is needed. Well here is my opinion on the matter, whether it is received positively and acted upon or just sent to the planning department that never says no to this developer or these types of proposals.

When I read this letter, the first thing to come to my non-engineering mind was "This is Dumb". Why would a lot measuring only 50.5' (I prefer to use feet rather than meters) be split in half resulting in 2 lots with frontage of 25.28'. This is way too narrow to support a proposed total of 4 buildings (I will get back to that later). According to the accompanying Key map of lots on this block, this proposed severance has NOT been done anywhere on this block and its approval could result in an alarming precedent for the rest of the block. There are no other lots that would be this narrow in width. Lots close to the proposed size are still bigger; these include 573 Earl St, 690, 682, 672 and 670 Johnson St. Some of these lots have shared driveways. By the way, when I looked at the lot map on the DASH site I realized that the Key map sent to me was inconsistent with the DASH lot map. Which one is the correct one?? I would suspect the DASH one, since my neighbour at 573's garage shows up on the DASH one and NOT on the one I was sent. Where is the allowance for the driveways that will be needed for 4 buildings? The proposed buildings would be pretty narrow structures due to the lot size. Or are they going 'up' instead of 'out'?

In the letter I received, it clearly states that: "Each parcel (severed & retained) is to have a single family dwelling and an associated second residential unit." I am curious as to what the 'second residential building' would consist of. So I consulted the DASH site and, to my surprise, there is no mention of 'proposed structures to be built' (See General Section information; subject project information) It clearly states: NO. Another piece of inconsistency here. The DASH site does mention that the present buildings will be demolished. When looking at the plan, and the site in person, unless these '2 buildings per lot' are put back to back, I still can't see where the occupants will have their driveways. So which is the correct document that the City council will base their decision on... the Notice of Technical Consent I received or the DASH one??? Looks like to me that this very important piece of information was deliberately left off from the DASH site. Interesting.

While consulting the DASH site, I noticed that the co-applicants of this proposal are familiar names/companies: Yuri Levin, Sergiy Kolosov and Mike Keene of Fotenn Consultants. Yuri Levin was involved in the projects of 86 MacDonnell and 42 Beverly St. Fotenn Consultants were involved in the fiasco of 268 Victoria St. 42 Beverly St has the potential of becoming another huge house that doesn't fit the flavour of the neighbourhood. 86 MacDonnell is a monstrosity, albeit a beautiful one, but still very out of place in that area. 268 Victoria, my first real experience with the planning department and City Hall, still got approved over local opposition and it resulted in a 'House in the Backyard' of a stately Victorian era home. It looks so stupid. And to confirm a point brought up at the City Hall discussion...is it a STUDENT RENTAL, not 'family duplex' that the developers/owners consistently called the project. I wonder if anyone in the Planning Department/City Hall ever follow up on the projects approved and see what eventually is built in this area. As one of my neighbours

said; 'So it seems that the city has decided that these structures are acceptable in this area, wherever Mr. Levin chooses to build them.' That strengthens my concern about the proposed '2nd residential unit' in the letter...will this be another student rental that no one can oppose? Oops forgot, can't say the words 'student rental', have to say 'family residence'. No one in this neighbourhood is fooled by such politically correct jargon.

So, in conclusion, I oppose the severing of 160 MacDonnell into 2 lots for future building construction. Due to my unpleasant and disappointing experience dealing with the Planning Committee meetings and City Hall meetings regarding 268 Victoria, I will not involve myself any further with opposing the project proposal. Planning Department/City Hall/developers will do what they want, when they want, whether or not the proposed building makes sense of it fitting in with the 'flavour' of the existing neighbourhood that I have lived in for over 35 years. When we moved here in 1985, this was a family area with few students living here, with their inherent challenges. Now at least half of the houses are student rentals and we fully believe that when it is our time to leave our house, it will result in another one, no matter how hard we try not to let that happen. It all comes down to money and the City makes money from all the fees associated with these projects and from the taxes generated from them. City Hall has consistently ignored whether proposed buildings are a 'fit'... they only want the revenue. One only has to look at the new look of Williamsville...apartment building row. I still can't figure out how all those monolithic places got approved. Just last night there was no surprise that the Capital Theatre project has been approved to go forward. Even the 'compromise of 12 floors' is still over the city plan of only 8 floors, but money is money and City Hall wants it. Can hardly wait for that construction chaos to begin. Another reason for me not to shop/eat downtown even though I live relatively close to it.

I look forward to a reply but don't really expect it. If there is a public meeting planned for approval of this project/request I will not attend it. The last one was a big waste of my time and effort and I will not let that happen again. I do not expect that this request/project will be turned down, they never are.

Sincerely,
Mrs. Frances Cooney
575 Earl St, Kingston



From: [Gregory, Katharine](#) on behalf of [Planning Outside Email](#)
To: [Prell, Phillip](#)
Cc: [Sthamann, Lindsay](#)
Subject: FW: File number D10-040-2020
Date: Monday, October 19, 2020 8:43:19 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Phil,

Another objection for f60 MacDonnell St.

Kathy



Kathy Gregory
Clerk/Secretary
Planning Services
Community Services

City of Kingston
Located at: 1211 John Counter Blvd.,
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 extension 3184
kgregory@cityofkingston.ca

From: Heather Macfarlane [REDACTED]
Sent: Saturday, October 17, 2020 8:50 PM
To: Planning Outside Email <Planning@cityofkingston.ca>
Subject: File number D10-040-2020

To: City of Kingston Planning Services

I am writing to oppose the severing of the single lot at 16 MacDonnell Street into two lots.

As I am sure you are well aware, the character of the neighbourhood in question is being eroded with the influx of additions designed to house a greater density of rental units. The result is that the houses are increasingly being bought and rented to students by landlords not residing on the property. This has resulted in infringement of noise bylaws and unkept properties. Last February I had visitors hoping to move to Kingston, and was embarrassed by the state of many of the properties in the neighbourhood, by the garbage left on lawns and driveways, and by unshoveled walkways.

The increasing student density in what was designed as a residential neighbourhood of single-family dwellings is having a negative impact on the community, and has negatively impacted schools and services in the area. Splitting up this single dwelling into 4 dwellings only contributes to the problem that continues to threaten the integrity of downtown communities, which will result in more families moving out of the downtown and into the suburbs. The character of the city is at stake, as are the valuable schools and services of the downtown area.

Please reconsider the application to sever the lot and help keep residential communities in the downtown balanced and vibrant.

Thank you,

Heather Macfarlane
85 Napier Street
Kingston, Ontario

Heather Macfarlane, Ph.D.

[REDACTED]

[REDACTED]

[REDACTED]

From: [Gregory.Katharine](#) on behalf of [Planning Outside Email](#)
To: [Prell.Phillip](#)
Subject: FW: File NumberD10-040-2020, 160MacDonnell St
Date: Monday, October 19, 2020 8:40:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Another objection for 160 MacDonnell



Kathy Gregory
Clerk/Secretary
Planning Services
Community Services

City of Kingston
Located at: 1211 John Counter Blvd.,
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 extension 3184
kgregory@cityofkingston.ca

From: Robin Moon [REDACTED]
Sent: Friday, October 16, 2020 5:09 PM
To: Planning Outside Email <Planning@cityofkingston.ca>
Subject: Re: File NumberD10-040-2020, 160MacDonnell St

Thursday, October 15, 2020

From: Robin Moon
573 Earl St
Kingston, ON K7L 2K5

To: City of Kingston Planning Services
c/o Secretary Treasurer, Committee of Adjustment
216 Ontario St, Kingston ON K7L 2Z3

Secretary Treasurer,

Application for Consent to Sever New Lot
Re: File Number D10-040-2020
Address: 160 MacDonnell St

I am writing to express my objection to this application.

I support the many urban density projects such as the many multi-unit buildings currently under construction on Princess St, I do not support further division of existing residential lots and the resulting disruption of well-established residential neighborhoods.

Like many others in Kingston, our neighborhood is a community of homes. The commercial nature of this application gives me great concern about the further fracturing of this neighbourhood. While the property is large and might well handle an expansion of the existing home, I do not feel that the community can support a higher density of additional units and additional buildings on that property and particularly on the street in question.

Sincerely,
Robin Moon

[REDACTED]

Sent by Robin Moon from [REDACTED]

16 October 2020

City of Kingston, Planning Services
Secretary Treasurer, Committee of Adjustment

Re: Application for Consent to Sever New Lot
File Number: D10-040-2020
Address: 160 MacDonnell St.

I am writing in response to the Notice of Technical Consent (dated 2 October) that both I and my spouse Dr. Ishita Pande received earlier this month. As the residents of 139 MacDonnell St., across the street and a few doors down from 160 MacDonnell St., we are, quite obviously, very concerned by this severance application and the extraordinarily aggressive plans for building on the two new lots, which will have the effect of putting the final nail on this block of MacDonnell St. as a place where actual families reside.

The plan, as articulated in the Notice of Technical Consent, is to create *two* lots, each with a measly 7.9 metres of frontage, that will have both “a single family dwelling and an associated second residential unit.” Anyone familiar with the present lot at 160 MacDonnell should be simply astounded at this plan, and anyone actually living on this block (to say nothing of those in the most immediate vicinity) will be, as we are, alternately outraged and depressed at the thought that the City of Kingston might give its approval to this plan.

I am assuming that the proposed plan is “technically” allowable because of the unusual depth of the lots on the west side of the middle of this block (146, 150, 156, 160). Just because something is “technically” possible, however, does not mean that we, as an (admittedly dwindling) community of actual homeowners on the 100 block of MacDonnell St., should simply acquiesce to what is, I would go so far as to say, an *unethical* (from an urban planning perspective) proposal.

I can only urge the Director of Planning Services to go and actually *see* the plot in question, and try to imagine the really quite devastating transformations that the proposed severance would result in for this block, and for the (non-renting and tax-paying) residents of this block (and those on Napier St. as well, whose home values will be likewise depreciated by this severance).

In short, the ostensibly “technical” nature of this particular proposal notwithstanding, it is one to which we object in no uncertain terms for the massively negative effects it must have on this street in particular and the neighborhood in general. It is very much our hope that this application will be turned down (and that we will thus not have to organize an appeal of a decision in favor of the proposed consent).

I should note, finally, that I know for a fact that at least one homeowner on this block did *not* receive the Notification of Technical Consent in the mail, and I can well imagine that at least some of the *owners* of houses on this block that are currently *rented* are also not aware of the proposed.

Please do not hesitate to contact us if you require any further elaboration upon the contents of this letter.

Yours sincerely,



Professors Chris Bongie [REDACTED] and Ishita Pande [REDACTED]
[REDACTED] [REDACTED]

139 MacDonnell St.
Kingston, Ontario
K7L 4B9

Tuesday, October 13, 2020

Robbie MacKay
573 Earl St
Kingston, ON K7L 2K5

City of Kingston Planning Services
c/o Secretary Treasurer, Committee of Adjustment
216 Ontario St, Kingston ON K7L 2Z3

Secretary Treasurer,

Application for Consent to Sever New Lot
Re: File Number D10-040-2020
Address: 160 MacDonnell St

I am writing to express my objection to this application. While I support urban density projects such as the multiunit buildings currently under construction on Princess St, I do not support further division of lots and the resulting disruption of well-established residential neighborhoods. Like many others in Kingston, our neighborhood is a community of homes, not commercial ventures, such is the assured nature of this application.

Please contact me at [REDACTED].

Sincerely,



Robbie MacKay

Re: File Number D10-040-2020

We are writing to express our concerns and state our objection to the proposed severance of the lot at 160 MacDonnell Street. Firstly, we feel that adding housing units will change the fabric and feel of the neighbourhood, one we chose to live in because of its family friendly appeal with its wide lots, mix of families and empty nesters, little traffic and general quiet. We love knowing the neighbours, chatting to other residents while walking our dog, seeing children walking to and from school each day, and feeling safe. Although our taxes are exceptional, we believe them reasonable in light of the benefits of living here.

However, recently we have noticed increasing levels of noise, with seemingly more tenants (playing loud music, using bad language, leaving garbage outside, driving without care), as well as landlords who do not live nearby and as a result do not maintain their homes in the same manner as those that are owner occupied. Ourselves and other neighbours have become frustrated and are saddened that this beautiful neighbourhood seems to be changing (the changes to the local primary school and the shutting down of the local high school also being contributing factors). We are therefore concerned about the severance of one lot into two (and if reading correctly, being replaced with 4 units), and the corresponding rise in noise due to construction and a greater number of tenants, in addition to more congestion on that stretch of MacDonnell, which is already often blocked because of school drop offs, street parking, and buses.

Finally, and most importantly, we are opposed to the severance of one average sized lot into two very small ones, as well as the construction of multi-unit buildings, which is not typical in this neighbourhood. We believe this would set a precedent that could allow for further lots to be severed and family homes to be destroyed and replaced with large, more urban centre style units.

For these reasons, we strongly oppose the proposed work at 160 MacDonnell St. and would appreciate the opportunity to have our objection considered. We are happy to further discuss our concerns if necessary and wish to be notified of the decision in respect of the proposed application.

Best,

Henry Franklin and Kristin Glenn
567 Earl St.



From: [REDACTED]
To: [Planning Outside Email](#)
Cc: [Prell, Phillip](#)
Subject: 160 MacDonnell Street
Date: Friday, October 16, 2020 4:21:12 PM

To whom it may concern,

Building lot width of 7.9 meters should not be acceptable in the City of Kingston, this could set a precedent for the downtown core that would only cater to student housing.

I object to this development.

Dave Stevenson

Sent from my iPhone

From: [Gregory, Katharine](#) on behalf of [Planning Outside Email](#)
To: [Prell, Phillip](#)
Subject: FW: Application for Consent to Sever New Lot, File No. D10-040-2020
Date: Friday, October 16, 2020 9:45:34 AM
Attachments: [image001.jpg](#)

Hi Phil,
This enquiry is for your application. Can you please respond.
Kathy
Kathy Gregory
Clerk/Secretary
Planning Services
Community Services
City of Kingston
Located at: 1211 John Counter Blvd.,
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 extension 3184
kgregory@cityofkingston.ca

From: H Ann Copland [REDACTED]
Sent: October 15, 2020 8:31 PM
To: Planning Outside Email <Planning@cityofkingston.ca>
Subject: Application for Consent to Sever New Lot, File No. D10-040-2020

89 Napier St.,

Kingston, Ontario.

K7L 4G2

[REDACTED]

[REDACTED]

[REDACTED]

October 15, 2020

Re. Application for Consent to Sever New Lot

File No. D10-040-2020

Address: 160 MacDonnell Street

E-mail: planning@cityofkingston.ca

City of Kingston, Planning Services

c/o Secretary Treasurer, Committee of Adjustment

216 Ontario Street

Kingston ON K7L 2Z3

Sir/Madam,

We feel that excessive densification has already occurred in our neighbourhood, with the construction of at least one residence with eight bedrooms and four bathrooms near the corner of Napier and Johnson Streets.

We pay excessively high taxes, \$7,500 annually, for a small 79 year old house. The addition of four new units within our block will further densify the area to the extent that we will not be living in an area nor receiving the amenities commensurate with the level of taxation that we are paying.

We wish to be notified of the decision of this application.

Yours sincerely,

Patrick Lynch

H. Ann Copland



Virus-free. www.avast.com