



**City of Kingston
Committee of Adjustment
Meeting Number 2020-11
Minutes
Monday November 16, 2020 at 5:30 p.m.
In a virtual, electronic format**

Committee Members Present

Peter Skebo; Chair
Paul Babin
Vincent Cinanni
Blaine Fudge
Somnath Sinha
Jordan Tekenos-Levy

Regrets

Staff Present

Elizabeth Fawcett, Committee Clerk
Tim Park, Manager, Development Approvals
Phillip Prell, Planner
Lindsay Sthamann, Planner
James Thompson, Committee Clerk

Meeting to Order

Mr. Cinanni, Vice-Chair, called the meeting to order at 5:30 p.m.

Approval of Agenda

The Chair provided the Committee with background information regarding the two addendums before the Committee.

Moved by Mr. Babin
Seconded by Mr. Fudge

That the approval of Addendum Number One be denied.

Carried

Moved by Mr. Fudge
Seconded by Mr. Babin

That the agenda be amended to include Addendum Number Two, and as amended, be approved.

Carried

Confirmation of Minutes

Moved by Mr. Fudge
Seconded by Mr. Babin

That the Minutes of Committee of Adjustment Meeting Number 2020-10, held October 19, 2020 be approved.

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

There were none.

Request for Deferral

There were none.

Returning Deferred Items

There were none.

New Business

- a) **File Number: D13-039-2020**
Address: 230 Frontenac Street
Owner: Henglee Kingston Inc.
Applicant: The Boulevard Group

Note: This file was withdrawn through the approval of the addendum.

- b) File Number: D13-030-2020**
Address: 809 Development Drive
Owner: Cliffside Holdings Inc.
Applicant: IBI Group Incorporated – Mark Touw

Ms. Sthamann conducted a PowerPoint presentation regarding 809 Development Drive. A copy of the PowerPoint presentation is available in the City Clerk's Department.

Mr. Touw, Applicant was present.

Mr. Touw advised the Committee that the Owner is still working towards receiving the site plan control approvals. He indicated that the variances being requested in the application are to address worse case scenarios if necessary.

In response to a question from Mr. Fudge, Ms. Sthamann explained that the variances if approved would remain in place even if the Applicant does not require them.

Mr. Fudge sought further information regarding the need for the variances. Mr. Touw provided the Committee with information regarding the grading of the property. He indicated that the variances are being requested to allow for the design of the lower level to accommodate larger windows.

The Chair afforded members of the public with an opportunity to provide comment.

Members of the public did not provide comment.

Moved by Mr. Babin
Seconded by Mr. Fudge

That minor variance application, File Number TD13-030-2020, for the property located at 809 Development Drive to increase the maximum deck height and reduce the minimum length of accessible parking spaces, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-20-058.

Carried

The Chair stated that a copy of the Notice of Decision for the application will only be forwarded to those who have presented a written request for the Decision, or to those who have recorded their name and address on the form provided at the meeting by the Secretary-Treasurer. A formal request in the manner provided is necessary to be advised of a possible Local Planning Appeal Tribunal (LPAT) hearing on this matter and in order to be allowed to make a presentation to the LPAT.

- c) Application for: Minor Variance**
File Number: D13-042-2020
Address: 783 Portsmouth Avenue
Owner/Applicant: Kassie Sullivan

Mr. Prell conducted a PowerPoint presentation regarding 783 Portsmouth Avenue. A copy of the PowerPoint presentation is available in the City Clerk's Department.

Ms. Sullivan, Owner was present.

Ms. Sullivan informed the Committee that she was not aware that the deck was illegal when she purchased the home. She indicated that a structural engineer has reviewed the application.

The Chair afforded members of the public with an opportunity to provide comment.

Members of the public did not provide comment.

Moved by Mr. Fudge
Seconded by Mr. Cinanni

That minor variance application, File Number TD13-042-2020, to recognize the location of an existing deck, for the property located at 783 Portsmouth Avenue, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-20-057.

Carried

The Chair stated that a copy of the Notice of Decision for the application will only be forwarded to those who have presented a written request for the Decision, or to those who have recorded their name and address on the form provided at the meeting by the Secretary-Treasurer. A formal request in the manner provided is necessary to be advised of a possible Local Planning Appeal Tribunal (LPAT) hearing on this matter and in order to be allowed to make a presentation to the LPAT.

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

There was none.

Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled for December 14, 2020.

Adjournment

Moved by Mr. Fudge
Seconded by Mr. Sinha

That the meeting of the Committee of Adjustment adjourns at 5:57 p.m.

Carried