



**City of Kingston  
Committee of Adjustment  
Meeting Number 2021-05  
Addendum**

**Monday, April 19, 2021 at 5:30 p.m.  
In a virtual, electronic format**

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**12. Correspondence**

- a)** Correspondence received from Sandra Rutenberg, dated April 15, 2021, regarding Application for Minor Variance at 149 Ordinance Street.

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- b)** Correspondence received from Ted and Lisa Gervais, dated April 12 and 16, 2021, regarding Application for Minor Variance and Consent at 1444 Sproule Street.

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## Wicke,Chris

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**From:** Sandra Rutenberg [REDACTED]  
**Sent:** Thursday, April 15, 2021 9:43 PM  
**To:** Wicke,Chris  
**Subject:** application D13-005-2021, for 149 Ordnance St.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Chris Wicke,

I am writing to express my full support of the application for minor variance (D13-005-2021) for the property at 149 Ordnance St. I also live on Ordnance St. and have studied the drawings for the proposed design (posted in the applicant's front window). I think the proposed changes to the home will enliven the building, and the neighbourhood (including McBurney Park which their property abuts). I heartily support this application.

Sincerely, Sandra Rutenberg

**From:** Ted Gervais  
**Sent:** April 12, 2021 2:26 PM  
**To:** Chapelle, Simon <[schapelle@cityofkingston.ca](mailto:schapelle@cityofkingston.ca)>  
**Subject:** 1444 Sproule Street & Minor Variances D10-034-2020 & D13-040-2020

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Hello Mr. Chapelle,

I am writing to you with respect to the existing residence at 1444 Sproule St, Kingston and the proposed minor variances with regards to severing of a parcel of land attached to this residence. I grew up on Sproule Street and currently live at 1436 Sproule. I have grave concerns with regards to these proposed variance and of the land being severed to make way for a new two-storey home. Adding another home would create a further hazard for the children who walk to and from the school. As you know, Westbrook has had tremendous development in the past 10 years which has led to more families and more children. The new developments have included sidewalks but the existing roads do not have any as of now but were encouraged for your support for these.

With regards to 1444 Sproule, the owner bought the single family dwelling, renovated it but do not live there. It is far from a single-family dwelling as it is either a place for room and board or apartments. I am not sure if there was any type of zoning for this. This dwelling has on a regular basis 6 vehicles which means there are always 1-2 vehicles parked on the road, year round, including all winter when the parking bylaw was on. I am afraid of emergency vehicles not being able to get through when needed as I myself had trouble on more than one occasion getting past the cars on the road and the existing driveways on the other side of the street. This creates a significant hazard for anyone walking but most importantly, the kids.

Could you direct me to the department to find out whether apartments are allowed or a rooming house. I encourage you to drive down Sproule Street at the end of the day and see the cars but also to look at the lot they want to sever and build the new two-storey home on. The owner of 1444 Sproule is the one making the application and my worry is this new residence will also turn into apartments with more vehicles.

Thank you for your time,

Ted Gervais



Kingston

**From:** Ted Gervais  
**Sent:** April 16, 2021 4:18 PM  
**To:** Fawcett,Elizabeth <EFAWCETT@cityofkingston.ca>  
**Subject:** Minor Variance File Numbers: D10-034-2020 & D13-040-2020

Hello,

I am opposed to the minor variances that have been brought to this committee and have the following questions:

1. Since the existing single family home, currently being rented out, is not on city sewer services and the tile bed is where the proposed new single family home will be built, can the current city infrastructure handle the addition to the sewer service for the existing residence and the new dwelling?
2. Will the City's water infrastructure on Sproule Street handle the addition of another residence added to the line as to not reduce the pressure and volume to the existing residences?
3. Given Sproule Street does not have sign walks, will adding a new structure with reduced setbacks pose a greater risk to children walking to and from the school with the potential of added vehicles being parked on the road such as the case with the existing residence at 1444 Sproule?

Regards,

Ted & Lisa Gervais