



**City of Kingston  
Report to Committee of Adjustment  
Report Number COA-21-032**

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**To:** Chair and Members of the Committee of Adjustment  
**From:** Chris Wicke, Senior Planner  
**Date of Meeting:** April 19, 2021  
**Application for:** Minor Variance  
**File Number:** D13-005-2021  
**Address:** 149 Ordnance Street  
**Owner / Applicant:** Sean Thompson and Alex Rowse-Thompson  
**Applicant:** Sean Thompson

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**Council Strategic Plan Alignment:**

Theme: 2. Increase housing affordability

Goal: 2.1 Pursue development of all types of housing city-wide through intensification and land use policies.

**Executive Summary:**

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variances for the property located at 149 Ordnance Street. The applicant is requesting relief from requirements regarding projections into yards, minimum front yard setback, and maximum height for a flat roof in order to permit the construction of a third storey addition on the existing dwelling that will expand the existing floor area by adding a fourth bedroom, a family room and a bathroom, as well as the construction of a covered porch for weather protection at the main entrance. The addition would be built on the existing structure and within the overall maximum building height requirements; no enlargement of the building footprint is proposed.

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

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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.

**Variance Number 1:**

**By-Law Number 8499:** 5.8(c) – Projections into Yards

**Requirement:** 3.5 metres

**Proposed:** 0 metres for existing entrance and proposed porch

**Variance Requested:** 3.5 metres

**Variance Number 2:**

**By-Law Number 8499:** 6.3(b)(i) – Minimum Front Yard

**Requirement:** 2.25 metres

**Proposed:** 0 metres for new third floor addition

**Variance Requested:** 2.25 metres

**Variance Number 3:**

**By-Law Number 8499:** 6.3(f)(ii)(3) – Maximum Building Height

**Requirement:** A flat roof shall not be permitted above the 7.0 metre exterior wall

**Proposed:** 10.3 metres

**Variance Requested:** 3.3 metres

**Recommendation:**

**That** minor variance application, File Number D13-005-2021, for the property located at 149 Ordnance Street to vary the provisions regarding projections into yards, minimum front yard setback, and maximum height of a flat roof to permit the construction of a third floor addition and entrance porch be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-032.

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**Authorizing Signatures:**



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Chris Wicke, Senior Planner

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

Tim Park, Acting Director, Planning Services

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**Options/Discussion:**

On February 1, 2021, a minor variance application was submitted by Sean Thompson, on behalf of the owners, Sean Thompson and Alex Rowse-Thompson, with respect to the property located at 149 Ordnance Street. The variance is requested to provide relief from requirements regarding projections into yards, minimum front yard setback and maximum height for a flat roof in order to permit the construction of a third storey addition with approximately 57 square metres in area on the existing dwelling in order to add a fourth bedroom, a bathroom, and a family room for additional living space that could be partitioned for a home office or guest bedroom, as well as the construction of a covered porch for weather protection at the main entrance. As the addition would be built on the existing structure and the porch would be built over an existing entrance deck, no enlargement of the building footprint is proposed.

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

- Site Plan (Exhibit F)
- Section and Elevations (Exhibit H)
- Design Renderings (Exhibit I)
- Survey (Exhibit J)
- Floor Plan (Exhibit K)
- Project Background and Description

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 at 149 Ordnance Street. It is on the north side of the street, directly adjacent and to the east of McBurney Park and between Clergy Street East to the west and Sydenham Street to the east. The property is approximately 412 square metres in area, with 10.4 metres of frontage onto Ordnance Street. The property is developed with a two-storey single detached dwelling. Municipal Property Assessment Corporation (MPAC) data indicates that the house was constructed in 1871; however, information from the applicant indicates that while historically the home was a single storey wood frame house, sometime in the 1980s the majority of the house was demolished and the current structure was reconstructed on the original foundation.

The property is surrounded by residential and open space uses. McBurney Park, a municipal park, is located to the west of the site. A single detached dwelling borders the property to the east, and a semi-detached residential building is located to the north. There are a variety of single detached and semi-detached buildings in the vicinity, with a municipal surface parking lot further to the east at 135 Ordnance Street.

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The subject property is designated Residential in the Official Plan and zoned One-Family Dwelling and Two-Family Dwelling “A” Zone in Zoning By-Law Number 8499. The existing and proposed use as a single detached dwelling is permitted. The property is not designated or listed under the Ontario Heritage Act. McBurney Park, the adjacent land to the west, is a listed heritage property.

### **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.

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 application meets the intent of Section 2 of the Official Plan, as the proposal will allow for the ongoing use of this existing residential building which is located within the urban boundary on full municipal services. The addition will extend the current use of this approximately 40-year-old building on a 150-year-old foundation and will not adversely affect this stable neighbourhood.

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;

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The third-storey addition on the existing dwelling and the proposed entrance porch will be compatible with surrounding land uses and neighbouring properties. The proposal has been carefully considered to both integrate into the existing structure and complement it with both classical and contemporary design considerations. No adverse impacts related to shadowing or intrusive overlook are expected based on the height of the proposed addition and its massing and position relative to adjacent properties.

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 single-detached dwelling has functioned effectively in the same manner for many years. Vehicular access to surface parking in the rear yard is provided via an existing shared driveway. No changes in the parking or amenity area are proposed. As the proposed addition does not involve any expansion of the existing building footprint, the addition will not alter or impede any of the current function of the site including existing driveway, the required parking space in the rear yard, and amenity space in the rear yard. The proposed entrance porch will improve the site function by providing weather protection at the primary entrance.

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 third-storey addition has been designed to be respectful of the existing dwelling, while also incorporating a complementary contemporary design. The flat roof of the proposed addition, referred to as a 'lantern' form is set within the gable roof, with stepbacks from the front, side and rear walls. The existing gable roof will be raised slightly as part of the construction, and the front wall will help to minimize the appearance of the lantern, making it appear to be nested within the roof and maintaining the classical proportions of the façade. The overall impression from the street will continue to be a traditional pitched roof form. The property is adjacent to McBurney Park, a listed heritage resource; however, no heritage concerns were raised as part of the technical review. A Building Permit will be required to ensure that its construction complies with the Ontario Building Code.

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;

The property is not designated or listed under the Ontario Heritage Act. The property is adjacent to McBurney Park, a listed heritage resource; however, no heritage concerns were raised as part of the technical review. A Heritage Impact Statement is not required.

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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 property is within the defined urban boundary, on full municipal services. No changes to the existing servicing are proposed. Utilities Kingston has reviewed and has no objections to the application.

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 relief required relates to projections into yards for the construction of an entrance covering on an existing front deck, minimum front yard setback for an extension of the existing front wall and the accommodation of the proposed third floor addition, and maximum height for a flat roof for the third floor addition proposed over the footprint of the existing residential dwelling. The requested relief is appropriately addressed through a minor variance application.

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;

Recommended conditions are included in Exhibit A to this report.

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

The approval of this application will not set an undesirable precedent for the immediate area. Due to their age, many surrounding properties are constructed to heights at or above the maximum permitted height and already contain additions that are incorporated within the existing roofline, as well as entrance features that directly abut the municipal right of way. The proposed addition is complementary to the existing structure, and the limited size of 57 square metres is reasonable for the needs of the occupants. Any subsequent applications would be reviewed based on their own merit and specific context.

The proposal meets the intent of the Official Plan, as the proposed third floor addition and entrance porch will allow for the ongoing use of this existing residential property and 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 Dwelling 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 one-family dwellings, two-family dwellings, and a number of community institutional uses.

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The proposal requires variances to Section 5 and 6 outlined below.

**Variance Number 1:****By-Law Number 8499:** 5.8(c) – Projections into Yards**Requirement:** 2.25 metres**Proposed:** 0 metres for existing entrance and entrance porch**Variance Requested:** 3.5 metres**Variance Number 2:****By-Law Number 8499:** 6.3(b)(i) – Minimum Front Yard**Requirement:** 2.25 metres**Proposed:** 0 metres for new third floor addition**Variance Requested:** 2.25 metres**Variance Number 3:****By-Law Number 8499:** 6.3(f)(ii)(3) – Maximum Building Height**Requirement:** A flat roof shall not be permitted above the 7.0 metre exterior wall**Proposed:** 10.3 metres**Variance Requested:** 3.3 metres**Variance Number 1: Projections into Yards**

The proposal requires a variance to Section 5.8(c) of the by-law, which regulates the projections into yards. The intent of the projection into yards provision is to regulate the distance to which unenclosed porches, decks, balconies, steps and verandas, covered or uncovered, are permitted to be set back from property lines. Specifically, in this instance the provision requires that a porch with a height above grade of more than 0.6 metres and less than 1.2 metres may project 2.5 metres out from the main building wall, but not closer than 3.5 metres to the front lot line. This approach is intended to ensure that less intrusive building entrance elements are able to approach the lot line while limiting the placement of the massing of the overall structure relative to the specific context, and it helps to reduce potential compatibility issues related to building setbacks.

In this case, the properties on Ordnance Street are typically much older in character overall and are located at or very close to the front property line, with multiple properties appearing to encroach into the municipal right-of-way. In this instance, the single detached structure at 149 Ordnance has a permitted encroachment into the City-owned right of way, with both a portion of the front wall of the home as well as the entirety of the entrance deck in the right of way. The addition of a roof for the existing small front deck will improve the functionality of the entrance by providing weather protection and a complementary architectural feature to the existing home. The proposed entrance porch would be limited to the footprint of the existing permitted non-conforming deck entrance. There are no negative impacts anticipated as a result of this modification.



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**Variance Number 2: Minimum Front Yard**

The proposal also requires a variance to Section 6.3(b)(i) of the by-law, which regulates the minimum front yard requirements. The intent of the 'projection into yards' provision is to promote compatibility between residential properties by allowing for a balance between variety and uniformity of front yard setbacks for a consistent streetscape. Generally, the provision requires that a residential building be set back no less than the average of the depth of the two adjacent residential properties. In this instance, where the property abuts a residential dwelling on one side and a municipal park on the other, the requirement is that the minimum front yard setback is the average between the front yard of the adjacent previously erected dwelling and 4.5 metres.

In this case, the adjacent dwelling has a front yard setback of 0 metres, as it also is constructed on the front lot line, in keeping with the subject property. As such, the required front yard depth for the subject property is 2.25 metres. As the subject property is a legal non-complying situation with the front wall at the property line or encroaching over the property line, an upward expansion of the existing front wall requires relief as part of the overall construction of the addition. The existing front walls are proposed to be raised approximately 0.64 metres, resulting in an exterior wall height of approximately 6.92 metres, which is in compliance with that permitted in the applicable zoning. Also, the proposed third floor addition itself is proposed to be set back approximately 0.6 metres from the front wall of the dwelling; however, this will still be within the required front yard set back of 2.25 metres from the lot line, and similarly requires relief. Additional height of the front walls of the existing structure within the front yard will have no impact on the adjacent properties or right of way. Similarly, the third-floor addition will have no impact, and in fact will likely be only partially visible from pedestrian level in the right of way.

**Variance Number 3: Maximum Building Height**

The proposal also requires a variance to Section 6.3(f)(ii)(3) of the by-law, which regulates maximum building height, and specifically limits the height of a flat roof above an exterior wall. The intent of the flat roof provision is to regulate building size and massing and promote compatibility between residential properties. Specifically, the provision requires that a residential building not incorporate a flat roof higher than 7.0 metres. This approach ensures that residential buildings are appropriate from design perspective to their specific context and helps to reduce potential compatibility issues related to intrusive overlook.

In this instance, the third-storey addition includes an inset flat roof as its highest level, but also retains the existing gable-ended roof. The flat roof of the proposed addition, referred to as a 'lantern' form due to the considerable fenestration that will illuminate the space at night from the interior, is set within the gable roof, with setbacks from the front, side and rear walls. The existing gable roof will be raised slightly as part of the construction, and the front wall will help to minimize the appearance of the lantern, making the flat-roofed 'lantern' addition appear to be nested within the gable roof and maintaining the classical proportions of the façade. The overall impression from the street will continue to be a

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traditional pitched roof form. In this way, the renovation has been designed to be respectful of the existing dwelling, while also incorporating a complementary contemporary design. At 10.3 metres, the overall height of the structure is still below the maximum permitted height of 10.7 metres. In addition, multiple nearby properties also contain upper floor dormers or additions that are incorporated within the existing roofline and entrance features that directly abut the right of way. Overall, the proposed addition is complementary to the existing structure, and the size of the addition is limited, stepped back, and reasonable for the needs of the occupants.

### **3) The variance is minor in nature**

The variance is considered minor as the property will remain largely consistent with the built form and size of properties in the immediate vicinity and specifically with the adjacent residential properties. The addition is being specifically designed to integrate in a sensitive manner and to maximize living space while reducing the total height. The entrance porch is in keeping with similar entrance elements and will not expand beyond the existing encroachment footprint. No adverse impacts on neighbouring properties are anticipated to result from the proposed three-storey development and entrance covering.

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

The applicant is proposing to construct a third-floor addition on top of an existing two storey single-detached dwelling on the subject property. The proposed location presents the area of least impact for the development of additional living space on the property. It is anticipated that it will be compatible and complementary in terms of design, materials and colour to the existing building and is appropriate in scale. The entrance porch will similarly be based on an existing entrance deck footprint and is expected to add functionality without negative impact. In both ways, the proposed renovations will result in a form similar to other development found in the surrounding area. There are no anticipated impacts in terms of loss of privacy due to intrusive overlook due to the placement of windows mainly facing the public park, the street and the private amenity space of the subject property. The placement of the addition on top of the existing building does not exacerbate any existing situation, and the design insets the proposed third floor addition in a way that provides transition and reduces both potential impacts from a privacy and shadowing perspective in a form that is below the permitted overall height of the structure.

The proposed addition will allow for a more functional living space for the existing residents, providing an additional bedroom for a total of four bedrooms in the dwelling, an additional bathroom and additional living space for the existing detached residential building on the property. The proposed covered porch will provide weather protection over an existing entrance deck. Ordnance Street contains an older building stock, and as such many of the properties have been altered over the years to accommodate changing needs of users. The proposed alterations at the subject property will similarly ensure the ongoing

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use of the existing house on the property. As such, the variance is considered desirable for the appropriate use of the land.

**Technical Review: Circulated Departments and Agencies**

- Building Services
- Finance
- Fire & Rescue
- Solid Waste
- Housing
- KEDCO
- CRCA
- Parks Canada
- Hydro One
- Kingston Airport
- Engineering Department
- Utilities Kingston
- Kingston Hydro
- Parks Development
- District Councillor
- Municipal Drainage
- KFL&A Health Unit
- Eastern Ontario Power
- Enbridge Pipelines
- Heritage (Planning Services)
- Real Estate & Environmental Initiatives
- City’s Environment Division
- Canadian National Railways
- Ministry of Transportation
- Parks of the St. Lawrence
- Trans Northern Pipelines
- CFB Kingston
- TransCanada Pipelines

**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 have been 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 variances maintain 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 variances 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 a third storey addition on the existing dwelling that will expand the existing floor area by adding a fourth bedroom, a family room and a

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bathroom, as well as the construction of a covered porch for weather protection at the main entrance.

**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 to be held respecting this application on April 19, 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 10 days in advance of the meeting. In addition, notices were sent by mail to a total number of 41 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

**Financial Considerations:**

None

**Contacts:**

Tim Park, Acting Director, Planning Services, 613-546-4291 extension 3223

Chris Wicke, Senior Planner, 613-546-4291 extension 3242

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**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Public Notification Map
- Exhibit D Official Plan Map
- Exhibit E Zoning By-Law Number 8499, Map 18
- Exhibit F Neighbourhood Context Map (2020)
- Exhibit G Site Plan
- Exhibit H Photos
- Exhibit I Section and Elevations
- Exhibit J Design Renderings
- Exhibit K Survey
- Exhibit L Floor Plan

## **Recommended Conditions**

### **Application for minor variance, File Number D13-005-2021**

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

#### **1. Limitation**

That the approved minor variance applies only to the proposed three-storey addition and portico at 149 Ordnance Street 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**

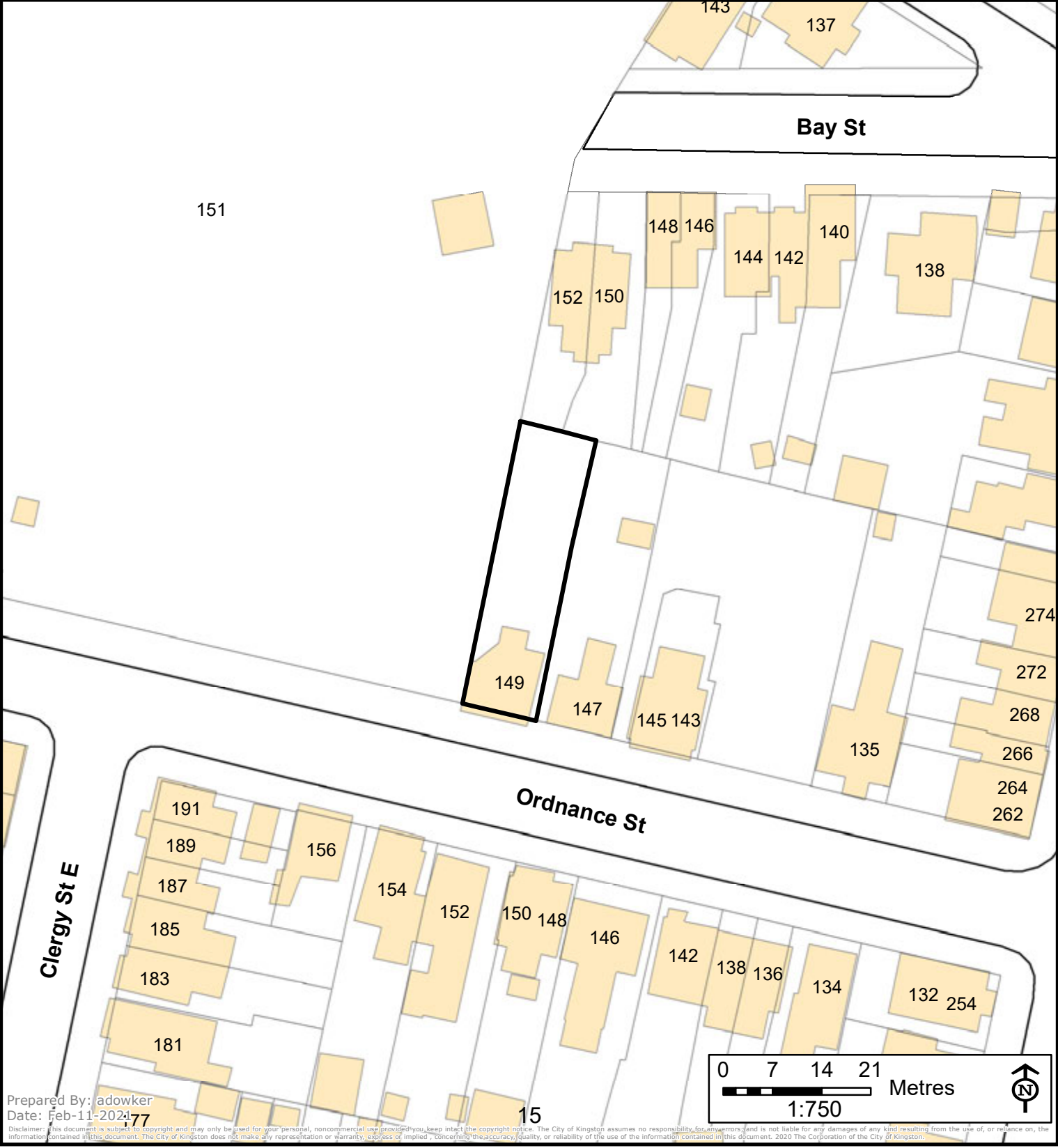
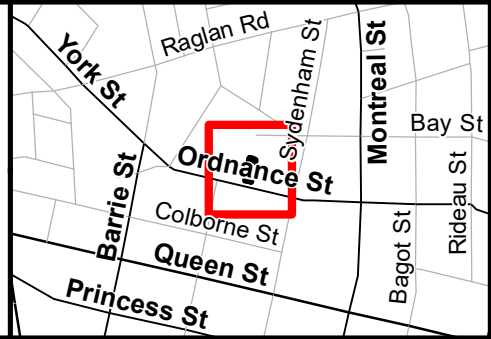
In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (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 Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132), and the City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.



# Committee of Adjustment Key Map

Address: 149 Ordnance Street  
File Number: D13-005-2021

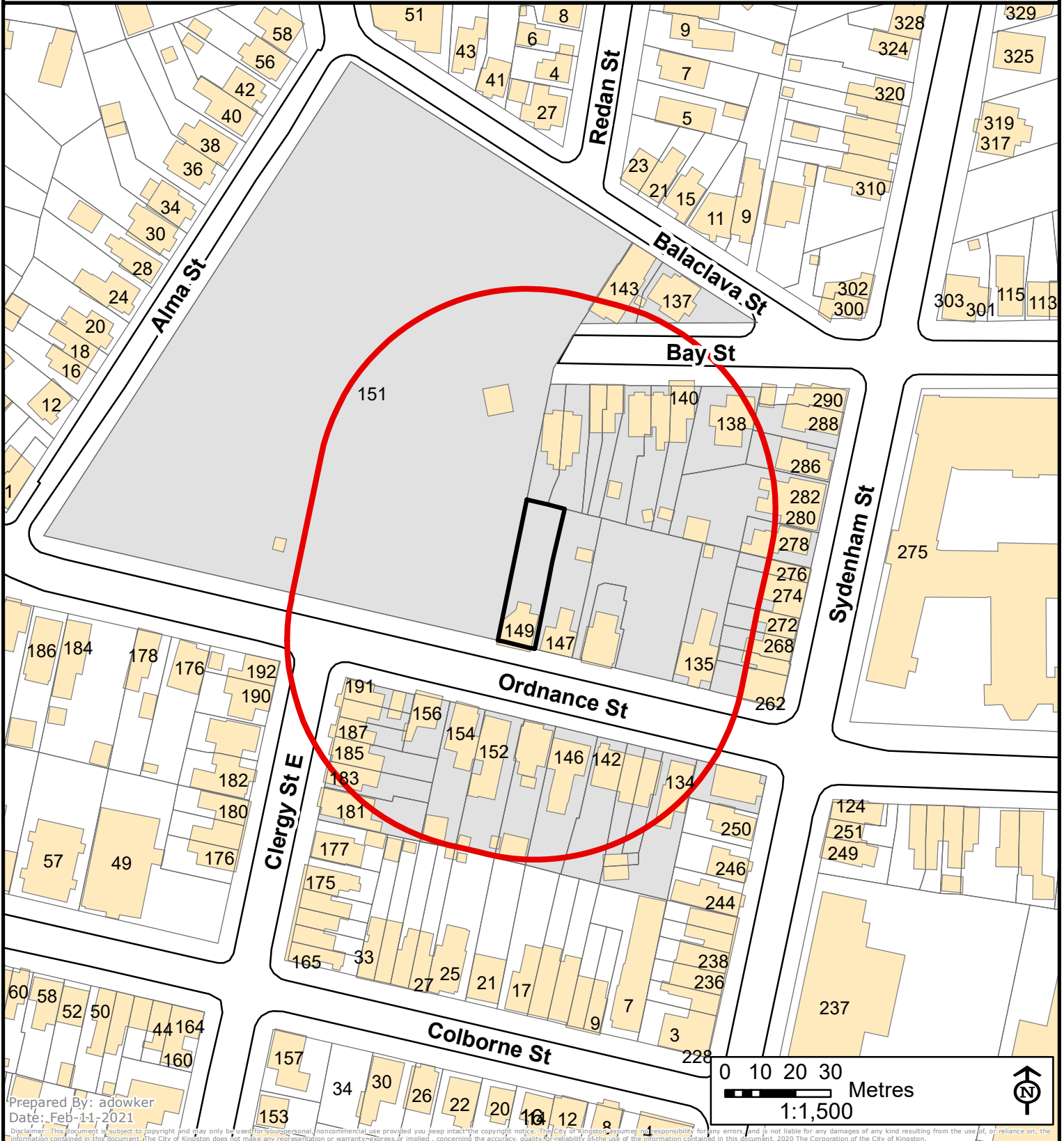
 Lands Subject to Minor Variance





Committee of Adjustment  
**Public Notice Notification Map**  
Address: 149 Ordnance Street  
File Number: D13-005-2021

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



Prepared By: adowker  
Date: Feb-11-2021

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


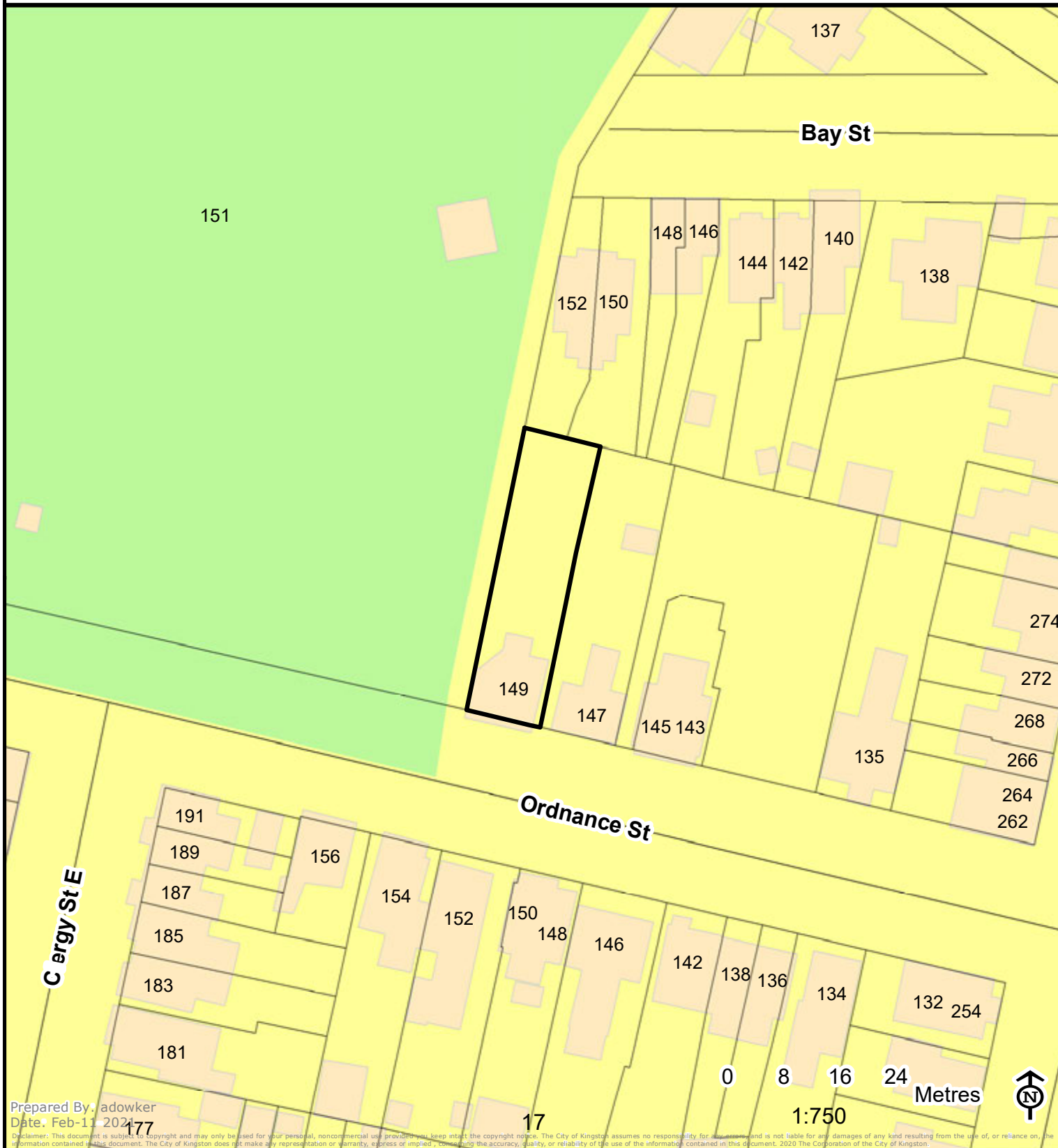


Planning Services

# Committee of Adjustment Official Plan, Existing Land Use

Address: 149 Ordnance Street  
File Number: D13-005-2021

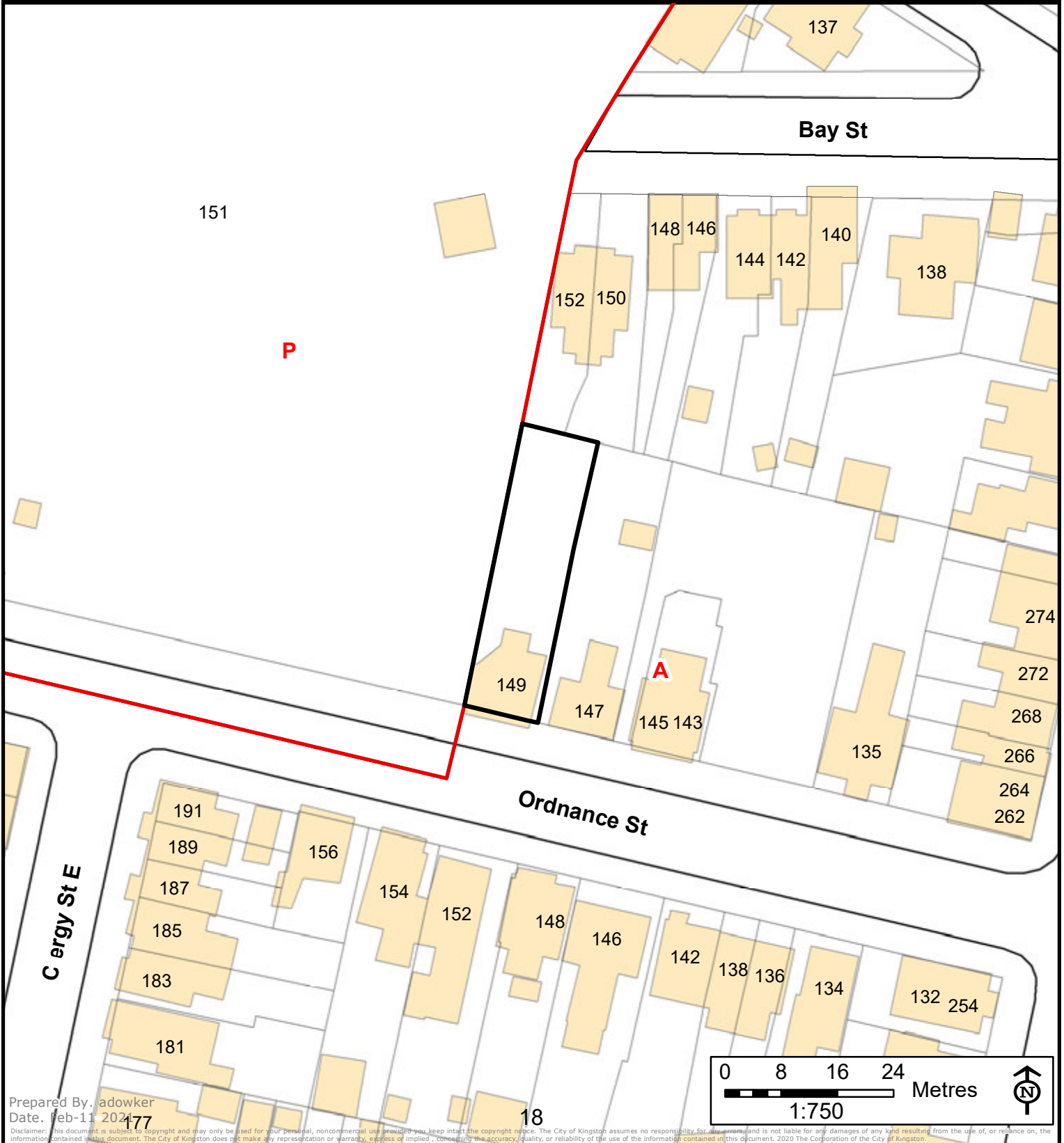
-  Subject Lands
-  OPEN SPACE
-  RESIDENTIAL





Committee of Adjustment  
**Existing Zoning - By-law 8499, Map 18**  
Address: 149 Ordnance Street  
File Number: D13-005-2021

- Subject Lands
- Consolidated Zoning







Committee of Adjustment  
**Neighbourhood Context (2020)**

Address: 149 Ordnance Street  
File Number: D13-005-2021

- Subject Lands
- Property Boundaries
- Proposed Parcels









Subject property at 149 Ordnance Street.



McBurney Park west of the subject property.



South side of Ordnance Street looking east.



South side of Ordnance Street looking west.

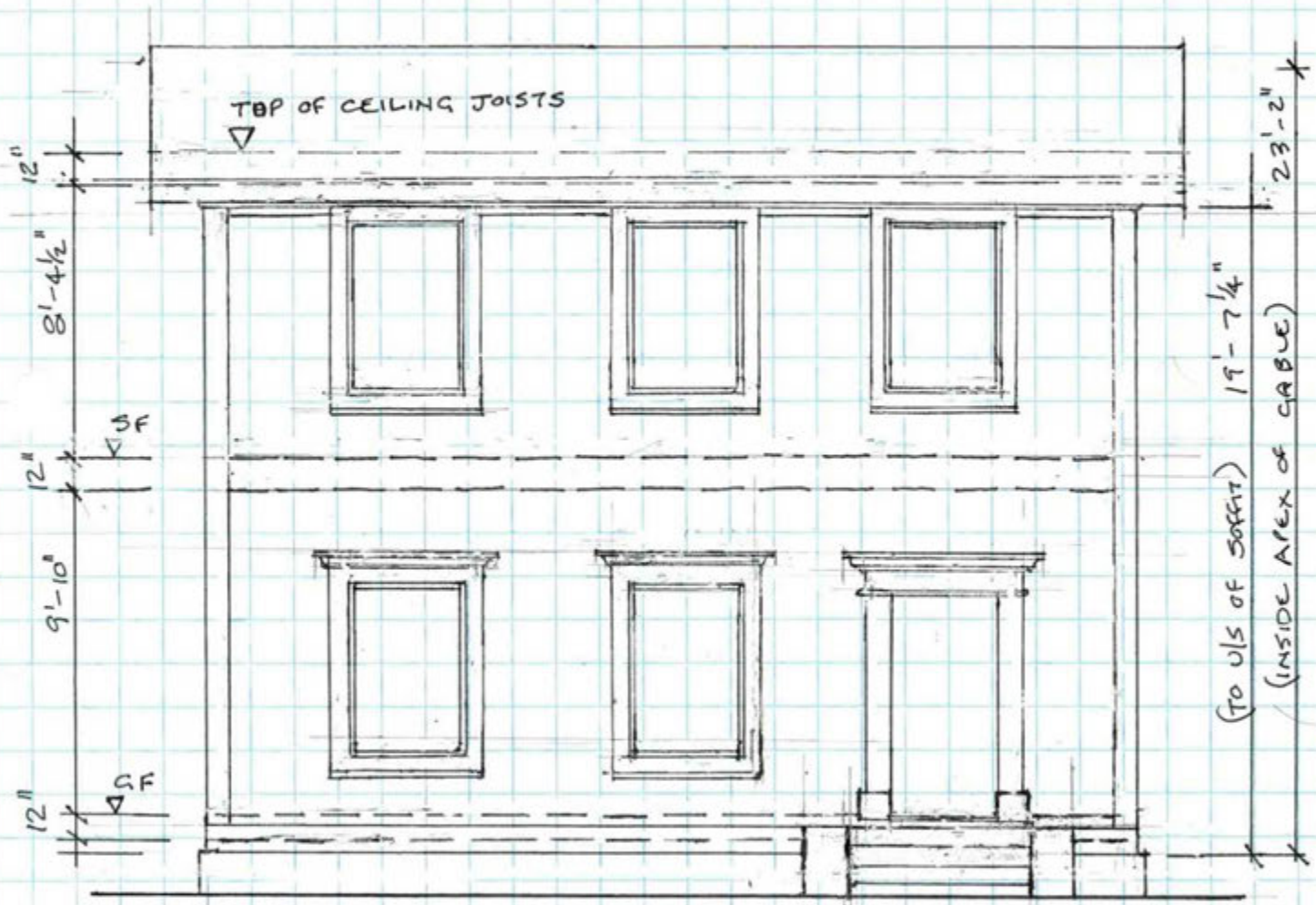


149 Ordnance Street - west elevation



North side of Ordnance Street east of subject property.

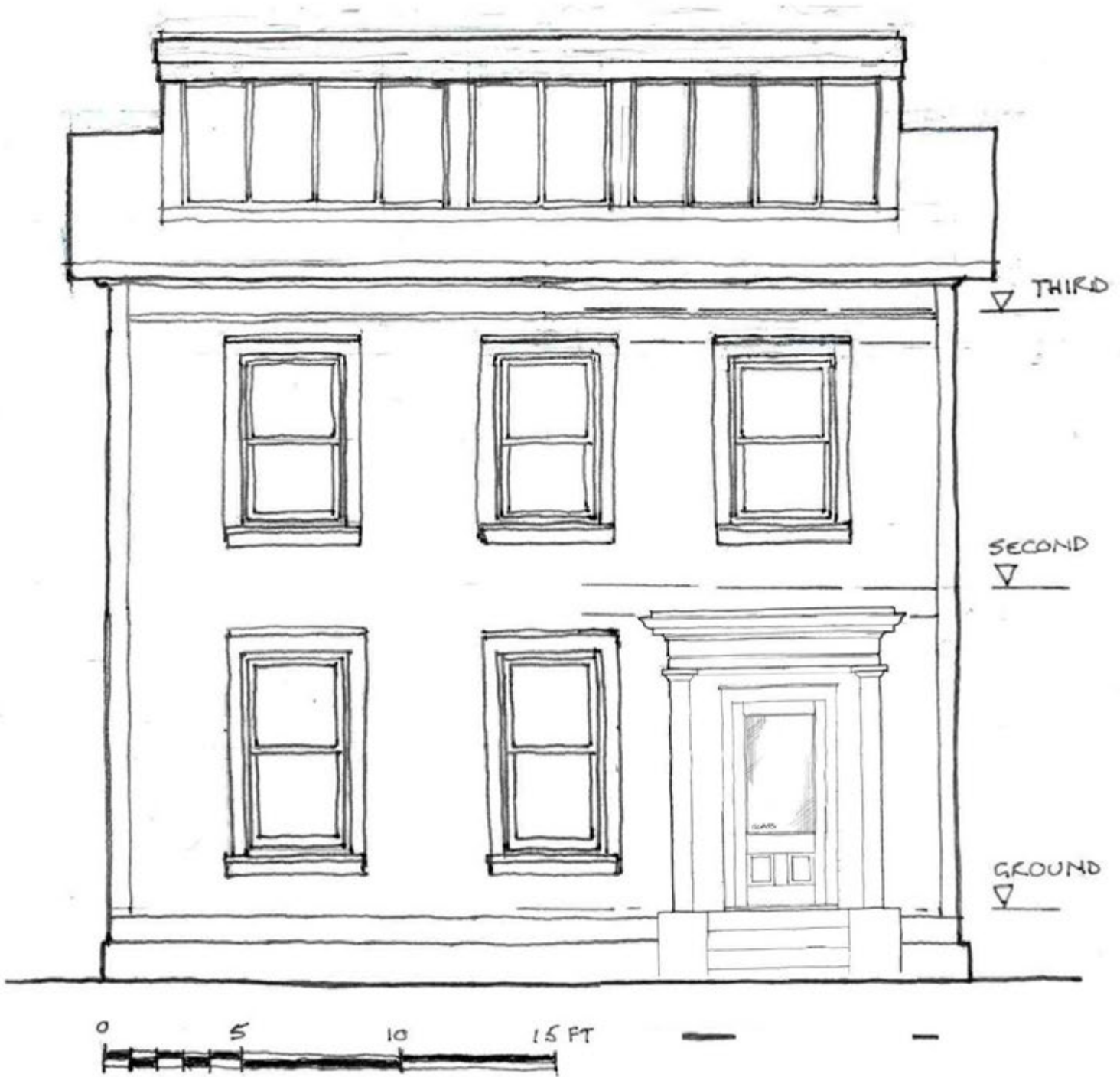




**EDWIN ROWSE**  
ARCHITECTURE INC  
C 416 579-9947

149 ORDINANCE ST.  
EXISTING SOUTH ELEVATION  
SCALE  $3/16" = 1'-0"$   
DATE JANUARY 5, 2021

DWG. NO  
**AF4**



EDWIN ROWSE  
ARCHITECTURE INC.  
C416 579-9947

149 ORDNANCE ST.  
PROPOSED SOUTH ELEVATION  
SCALE:  $\frac{3}{16}'' = 1' - 0''$   
DATE: JANUARY 25, 2021

DWG. No.  
A8-

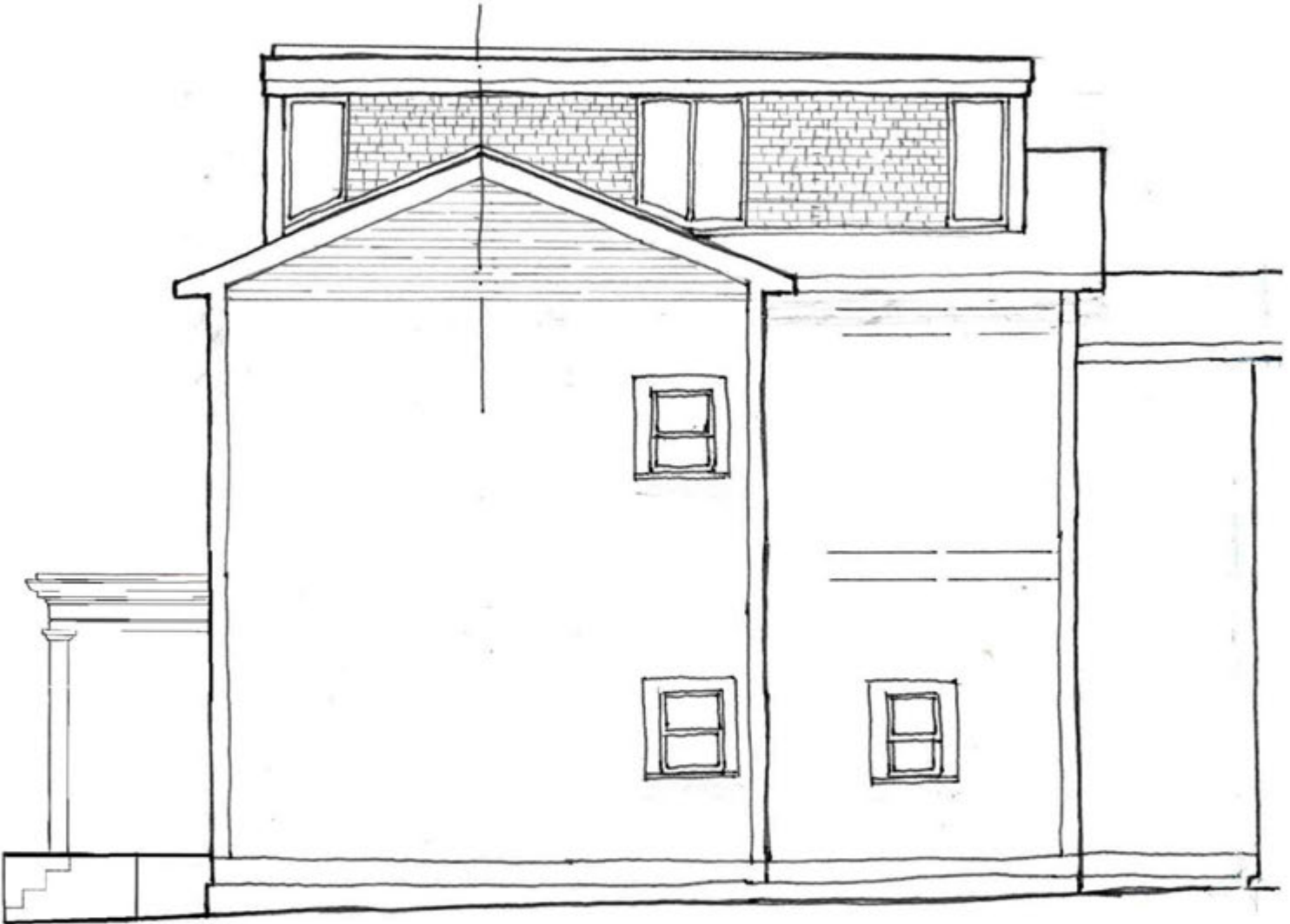


EDWIN ROWSE  
ARCHITECTURE INC  
C416 579-9947

149 ORDNANCE ST.  
PROPOSED WEST ELEVATION  
SCALE  $\frac{3}{16}'' = 1'-0''$   
DATE JANUARY 25, 2021

DWG. NO  
A10-





EDWIN ROWSE  
ARCHITECTURE INC.  
C 416 579-9947

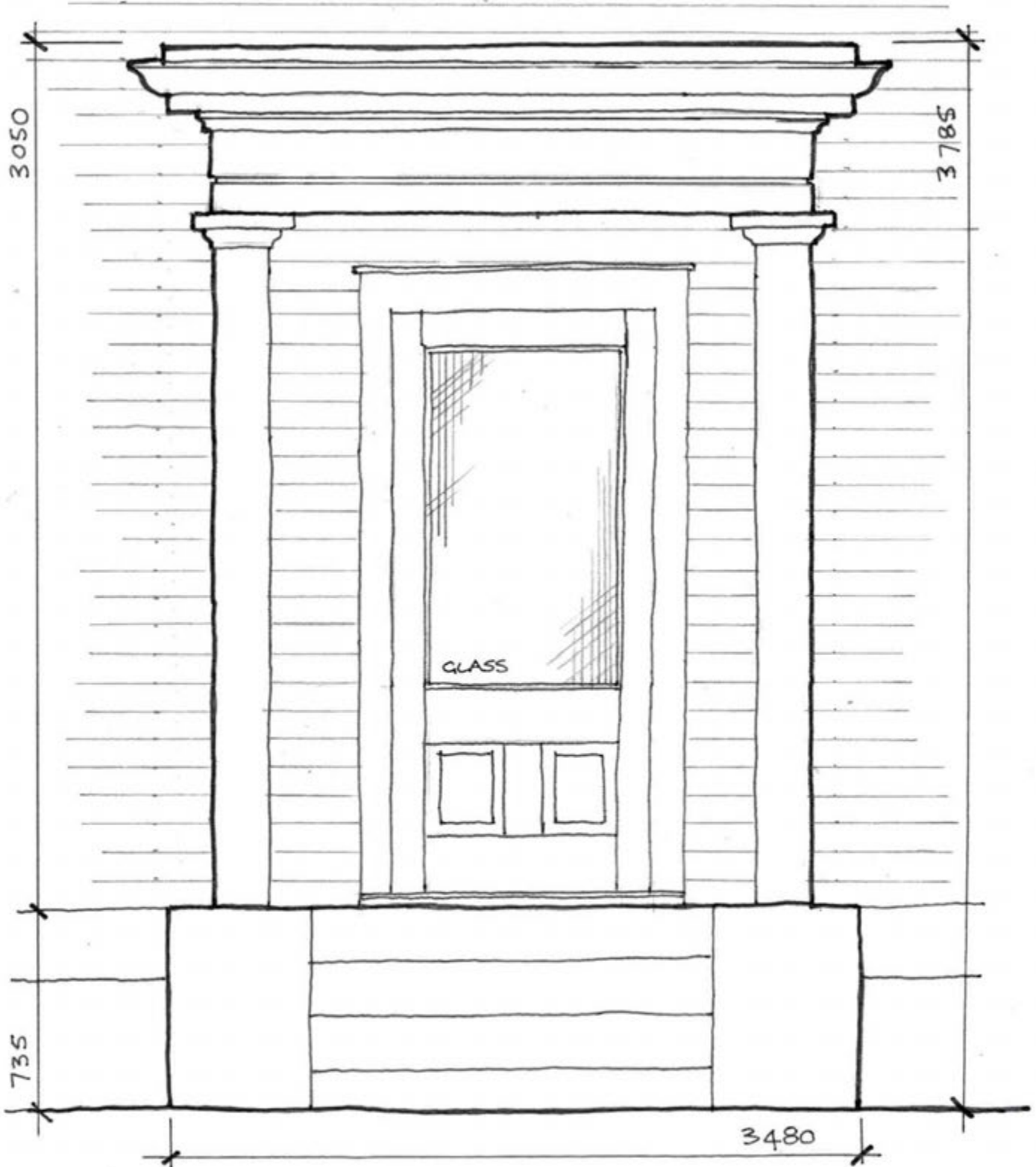
149 ORDNANCE ST.  
PROPOSED EAST ELEVATION  
SCALE  $\frac{3}{16}'' = 1'-0''$   
DATE JANUARY 5, 2021

DWG. NO.  
A9



EDWIN ROWSE  
ARCHITECTURE INC.  
C 416 579-9947

149 ORDANANCE ST.  
PROPOSED NORTH ELEVATION  
SCALE 3/16" = 1'-0"  
DATE JANUARY 5, 2021  
DWG. NO  
A7

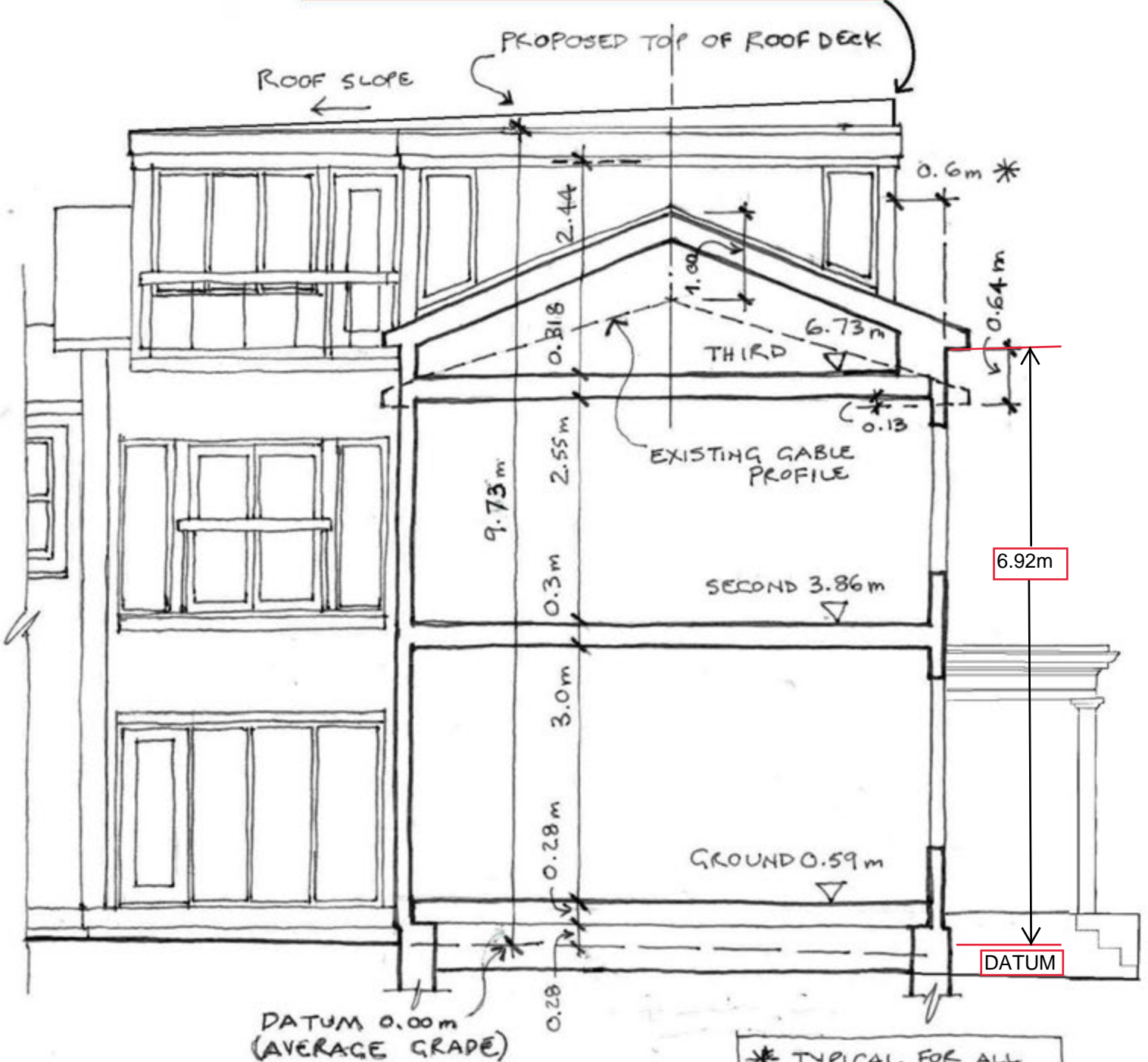


EDWIN ROWSE  
ARCHITECTURE INC  
C416579-9947

149 ORDNANCE ST.  
PROPOSED ENTRANCE PORCH  
SCALE: 1:20  
DATE: MARCH 11, 2021

DWG. NO.  
A11

**MAXIMUM ROOF HEIGHT  $\leq 10.3$  m**



EDWIN ROWSE  
ARCHITECTURE INC.  
C416 579-9947

149 ORDNANCE ST  
PROPOSED SECTION  
SCALE  $\frac{3}{16}'' = 1'-0''$   
DATE JANUARY 25, 2021

DWG. NO  
A6-

149 ORDNANCE ST.





149 ORDNANCE ST.



149 ORDNANCE ST.



I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE REGISTRY ACT.

DATE 21<sup>st</sup> AUG. 1986

*Allen R. Burgham*  
ALLEN R. BURGHAM

PLAN 13R 6968

RECEIVED AND DEPOSITED  
DATE Aug 22, 1986

*Shuttle*  
REGISTRAR FOR THE  
REGISTRY DIVISION OF  
FRONTENAC No. 13.

PLAN OF SURVEY OF  
PART OF LOTS 424 & 425  
OF THE ORIGINAL PLAN OF  
THE TOWN OF KINGSTON  
AND PART OF ORDNANCE ST.  
NOW CITY OF KINGSTON

Scale: 1" = 20' 1986  
HUMPHRIES & BURGHAM LTD.

SCHEDULE			
PARTS ENUMERATED HEREUNDER REFER TO THE FOLLOWING LANDS			
PART	INST.	LOT	CON. OR PLAN
1 & 2	217983	424 & 425	ORIGINAL
3	320082	424	ORIGINAL
4	ORDNANCE STREET		

BEARINGS ARE ASTRONOMIC DERIVED FROM THE NORTHERLY  
LIMIT OF ORDNANCE STREET AS SHOWN HAVING A BEARING  
OF N78°00'30"W.

- DENOTES FOUND.
- S.I.B. DENOTES 1" SQ. IRON BAR.
- I.B. DENOTES 3/8" SQ. IRON BAR.
- R.I.B. DENOTES 3/4" Ø ROUND IRON BAR.
- HEB DENOTES HUMPHRIES & BURGHAM O.L.S.
- 681 DENOTES DONALD C. SMITH O.L.S.

CAUTION - THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE  
MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE

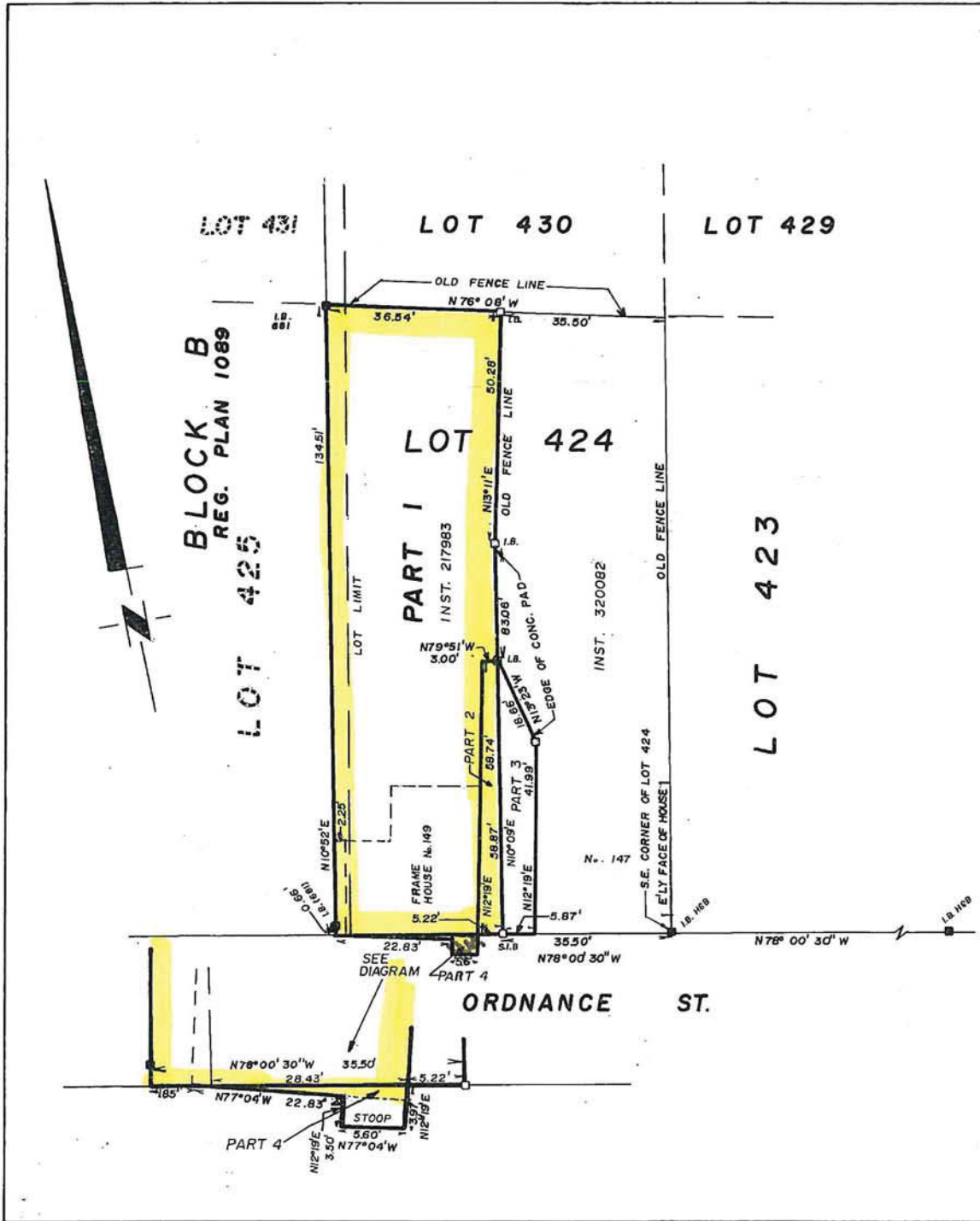
I HEREBY CERTIFY THAT:  
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE  
THEREUNDER.  
THIS SURVEY WAS COMPLETED ON THE 20<sup>th</sup> DAY OF AUG. 1986.

21 AUG., 1986

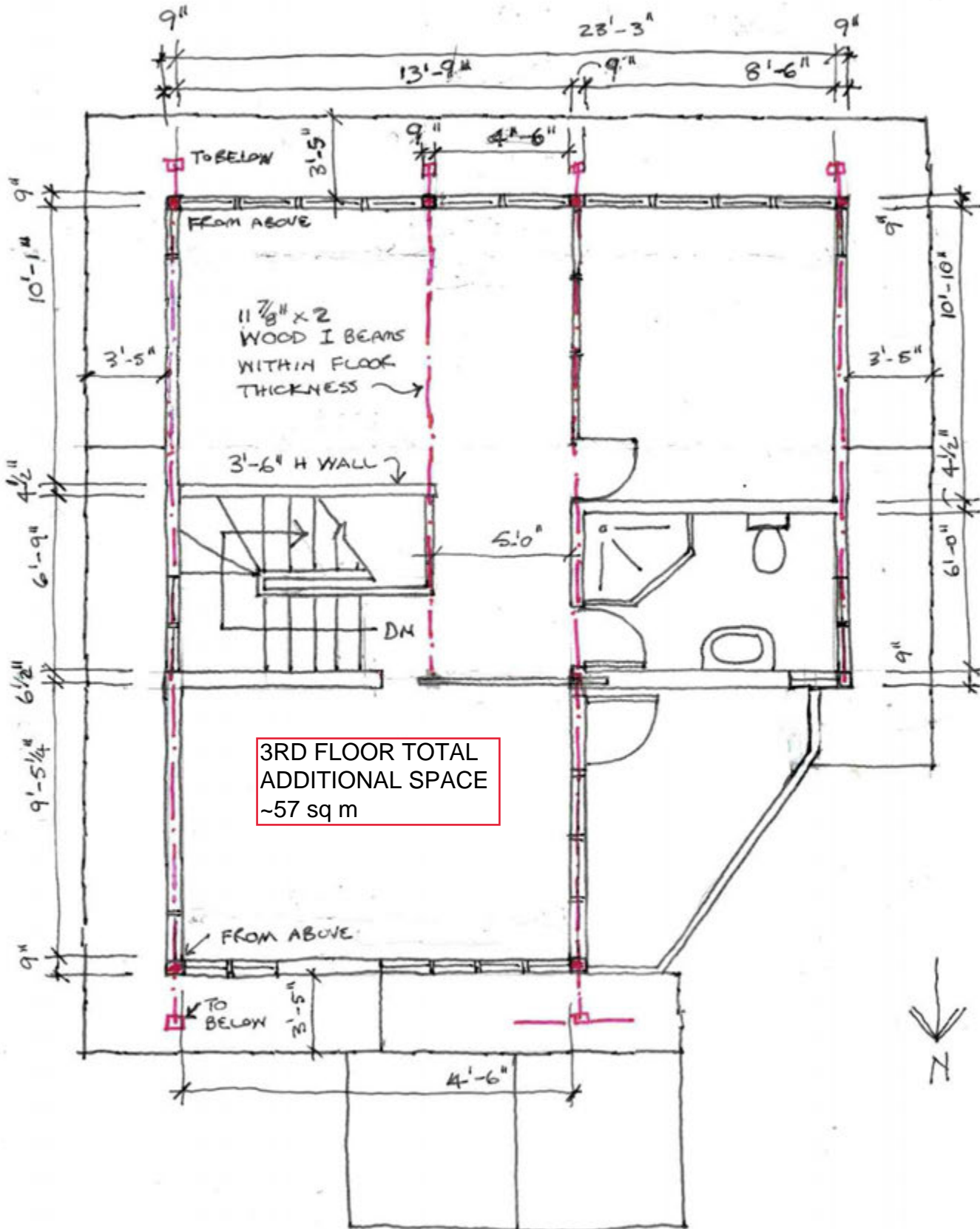
*Allen R. Burgham*  
ALLEN R. BURGHAM  
HUMPHRIES & BURGHAM LTD.,  
ONTARIO LAND SURVEYORS,  
KINGSTON, ONTARIO.

DWG. No. 29547

13R6968







3RD FLOOR TOTAL  
ADDITIONAL SPACE  
~57 sq m

EDWIN ROWSE  
ARCHITECTURE INC  
C416 579-9947

149 ORDMANCE ST.  
PROPOSED THIRD FLOOR PLAN  
SCALE 3/16" = 1'-0"  
DATE JANUARY 5, 2021

DWG. NR  
A3