



**City of Kingston
Committee of Adjustment
Meeting Number 2021-10
Agenda**

**Monday, September 20, 2021 at 5:30 p.m.
In a virtual, electronic format**

Please provide regrets to Derek Ochej, Committee Clerk at 613-546-4291, extension 1252 or dochej@cityofkingston.ca

Committee Composition

Peter Skebo, Chair
Paul Babin
Vincent Cinanni
Blaine Fudge
Greg Lightfoot
Somnath Sinha
Jordan Tekenos-Levy

- 1. Meeting to Order**
- 2. Approval of the Agenda**
- 3. Confirmation of Minutes**
 - a) That the minutes of Committee of Adjustment Meeting Number 2021-09 held on August 16, 2021 be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
- 6. Request for Deferral**

7. Returning Deferral Items

8. Business

a) Application for: Minor Variance

File Number: D13-047-2021

Address: 96 Regent Street

Owner: Glenn and Mona Warner

Applicant: Fotenn Consultants Inc,

The Report of the Commissioner of Community Services (COA-21-065) is attached.

Schedule Pages 1 – 28

Recommendation:

That minor variance application, File Number D13-047-2021, for the property located at 96 Regent Street to construct a new two-storey single-detached dwelling with a second residential unit in the basement on the subject property, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-065.

b) Application for: Minor Variance and Consent

File Number: D10-024-2021 & D13-045-2021

Address: 134 Butler Street

Owner: Kenneth & Linda Westfall

Applicant: Fotenn Consultants

The Report of the Commissioner of Community Services (COA-21-066) is attached.

Schedule Pages 29 – 51

Recommendation:

That minor variance application, File Number D13-045-2021 for the property located at 134 Butler Street, be approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-21-066; and

That consent application, File Number D10-024-2021, to sever a parcel with an area of 542 square metres with 11.1 metres frontage on Butler Street, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-21-066.

c) Application for: Permission

File Number: D13-041-2021

Address: 11 Gardiner Street

Owner: Kristen Brooks and Wesley Brooks

Applicant: Wesley Brooks

The Report of the Commissioner of Community Services (COA-21-067) is attached.

Schedule Pages 52 – 75

Recommendation:

That the application for permission, File Number D13-041-2021, for the property located at 11 Gardiner Street to add a third storey addition with a south facing dormer and a west facing bay window on the first floor of the existing dwelling unit, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-067.

d) Application for: Permission and Minor Variance

File Number: D13-046-2021

Address: 254 Alfred Street

Owner: Daniel Welsh

Applicant: Fotenn Consultants Inc.

The Report of the Commissioner of Community Services (COA-21-064) is attached.

Schedule Pages 76 – 113

Recommendation:

That the application for permission and minor variances, File Number D13-046-2021, for the property located at 254 Alfred Street to construct a second residential unit with a maximum of four bedrooms to the northern side of the existing semi-detached dwelling, be approved; and

That approval of the applications be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number D13-046-2021.

e) Application for: Minor Variance

File Number: D13-035-2021

Address: 35 Brock Street

Owner: Annuzoato and Lieselotte Romeo

Applicant: IBI Group (Mark Touw)

The Report of the Commissioner of Community Services (COA-21-057) is attached.

Schedule Pages 114 – 140

Recommendation:

That minor variance application, File Number D13-035-2021, for the property located at 35 Brock Street to increase the maximum permitted density, reduce the minimum amenity area, reduce the number of parking spaces, and reduce the number of bicycle 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-21-057.

9. Motions

10. Notices of Motion

11. Other Business

12. Correspondence

- a) Correspondence received from Judy Russell, dated August 17, 2021, regarding 45 Napier Street.

Schedule Pages 141 – 143

- b) Correspondence received from Paul Newhouse, dated September 9, 2021, regarding 96 Regent Street.

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13. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled on Monday, October 18, 2021 at 5:30 p.m.

14. Adjournment