



**City of Kingston
Committee of Adjustment
Meeting Number 03-2022
Minutes**

**Monday, February 14, 2022 at 5:30 p.m.
In a virtual, electronic format**

Committee Members Present

Peter Skebo, Chair
Paul Babin
Somnath Sinha

Regrets

Vincent Cinanni
Blaine Fudge
Greg Lightfoot
Jordan Tekenos-Levy

Staff Members Present

James Bar, Manager, Development Approvals
InGi Kim, Planner
Julia McCaugherty-Jansman, Committee Clerk
Derek Ochej, Committee Clerk
Meghan Robidoux, Intermediate Planner
Lindsay Sthamann, Planner & Secretary-Treasurer
Niki Van Vugt, Planner

Others Present

Members of the public were present.

Introduction by the Chair

The Chair reviewed the order of proceedings for the meeting and informed the public that any individuals with a personal interest in an application can receive written notice of a decision by emailing a request to the Secretary-Treasurer including their name, address, and the file number of the application.

Meeting to Order

The Chair called the meeting to order at 5:33 p.m.

Approval of the Agenda

Moved by Mr. Babin

Seconded by Mr. Sinha

That the agenda be amended to include the addendum and correspondence item 12 d), and as amended, be approved.

Carried

Confirmation of Minutes

Moved by Mr. Sinha

Seconded by Mr. Babin

That the minutes of Committee of Adjustment Meeting Number 02-2022 held on Monday, January 17, 2022 be approved.

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

There were none.

Request for Deferral

There were none.

Returning Deferral Items

There were none.

Business

a) Application for: Minor Variance

File Number: D13-049-2021

Address: 276 Helen Street

Owner: Bertrum Barr and Brenda Barr

Applicant: Barr Homes and Fotenn Consultants

Ms. Sthamann introduced the application.

Ms. Robidoux conducted a PowerPoint presentation regarding Application for Minor Variance – 276 Helen Street. A copy of the presentation is available upon request through the City Clerk's Department.

Youko Leclerc, Applicant, was in attendance.

Mr. Babin sought further details regarding mitigation measures to protect the privacy of neighbouring properties. Ms. Robidoux responded that the property to the north of the subject property is closest to that property's south lot line, adding that the driveway for the subject property provides additional separation. Regarding the property to the south of the subject property, Ms. Robidoux stated that the existing driveway provides separation. She added that the applicant is minimizing the number of side-facing windows and that the subject property building is within the maximum height of the zoning by-law, therefore mitigating overlook.

Mr. Babin requested further information regarding the applicant's plan for on-site parking. Mr. Leclerc responded that the number of parking spaces being provided is greater than the 0.5 parking ratio typically found in the neighbourhood. He added that the maximum number of bicycle parking spaces are being provided to offset the transportation needs of future tenants.

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

Steve Chinnery, 272 Helen Street, expressed concern with the availability of on-street parking, stating that one side of Helen Street is signed no parking. He inquired if there were any concerns regarding the effect of the proposed building on the water pressure and servicing in the area. Mr. Chinnery asked if any studies had been conducted regarding ground water and storm water run off.

In response to public comments, Ms. Robidoux advised that Utilities Kingston was circulated the application and confirmed there is sufficient water service to support the application. Regarding stormwater management, she stated that the applicant provided a stormwater management report and that it was reviewed by staff with no concerns. Ms. Robidoux stated that on-street parking capacity was considered as part of the parking study for the application.

Moved by Mr. Babin

Seconded by Mr. Sinha

That minor variance application, File Number D13-049-2021, for the property located at 276 Helen Street to construct a new three-storey, eight-unit multiple residential building, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-002.

Carried

b) Application for: Permission

File Number: D13-078-2021

Address: 96 Yonge Street

Owner: M Douglas Barr Investments Ltd.

Applicant: Emma Stucke, IBI Group

Ms. Sthamann introduced the application.

Mr. Kim conducted a PowerPoint presentation regarding Application for Permission – 96 Yonge Street. A copy of the presentation is available upon request through the City Clerk's Department.

Emma Stucke, Applicant, was present at the meeting.

Mr. Babin sought further information regarding customer access to the business. Ms. Stucke responded that the bakery will operate via the entrance on the south side of the

building. She further advised that the exact details will be determined through the business licensing and permitting process.

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

Spencer Barr, 197 Simmons Road, Odessa, advised that he was the owner of the bakery. He stated that the kitchen was initially to be used as a commercial kitchen and that the business has expanded to serve customers on site. He provided details as to how customers will access the bakery.

Moved by Mr. Sinha

Seconded by Mr. Babin

That the application for permission, File Number D13-078-2021, for the property located at 96 Yonge Street to permit a bakery use together with an existing legal non-conforming tavern use on-site, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-025.

Carried

c) Application for: Permission

File Number: D13-074-2021

Address: 762 River Styx Lane

Owner: River Styx Cottagers' Association

Applicant: William Samuel Braun

Ms. Sthamann introduced the application.

Mr. Kim conducted a PowerPoint presentation regarding Application for Permission – 762 River Styx Lane. A copy of the presentation is available upon request through the City Clerk's Department.

Bill Braun, Owner, was in attendance.

There were no comments from members of the Committee.

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

There were no comments from members of the public.

Moved by Mr. Babin

Seconded by Mr. Sinha

That the application for permission, File Number D13-074-2021, for the property located at 762 River Styx Lane to relocate and enlarge a pre-existing legal non-conforming dwelling, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-024.

Carried

d) Application for: Minor Variance

File Number: D13-071-2021

Address: 1317 Greenwood Park Drive

Owner: Edward Thomas Padvaiskas & Michele Therese Padvaiskas

Applicant: Edward Thomas Padvaiskas

Ms. Sthamann introduced the application.

Ms. Van Vugt conducted a PowerPoint presentation regarding Application for Minor Variance – 1317 Greenwood Park Drive. A copy of the presentation is available upon request through the City Clerk's Department.

Ed Padvaiskas, Owner/Applicant, was in attendance.

There were no comments from members of the Committee.

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

There were no comments from members of the public.

Moved by Mr. Babin

Seconded by Mr. Sinha

That minor variance application, File Number D13-071-2021, for the property located at 1317 Greenwood Park Drive seeking relief from the maximum area to permit the construction of a 47.76 square metre elevated deck and 4.80 square metre steps, a combined total area of 52.55 square metres, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-026.

Carried

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

- d) Correspondence received from Marjorie Seguin, dated February 2, 2022, regarding Application for Permission – 96 Yonge Street.

Date and time of Next Meeting

The next meeting of the Committee of Adjustment meeting is scheduled on Monday, March 21, 2022 at 5:30 p.m.

Adjournment

Moved by Mr. Babin

Seconded by Mr. Sinha

That the meeting of the Committee of Adjustment adjourns at 6:13 p.m.

Carried