



**City of Kingston
Committee of Adjustment
Meeting Number 05-2022
Minutes**

**Monday, April 11, 2022 at 5:30 p.m.
In a virtual, electronic format**

Committee Members Present

Peter Skebo, Chair
Vincent Cinanni
Somnath Sinha

Regrets

Paul Babin
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
Riccardo Peggi, Planner
Lindsay Sthamann, Intermediate Planner & Secretary-Treasurer

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 5:34 p.m.

Approval of the Agenda

Moved by Mr. Sinha

Seconded by Mr. Cinanni

That the agenda be approved.

Carried

Confirmation of Minutes

Moved by Mr. Cinanni

Seconded by Mr. Sinha

That the minutes of Committee of Adjustment Meeting Number 04-2022 held on Monday, March 21, 2022 be approved.

Carried

Disclosure of Pecuniary Interest

Mr. Skebo declared a pecuniary interest with respect to Business Item 8 d) – Application for Minor Variance and Consent – 1771 Unity Road, as he has a business relationship with the applicant.

Delegations

There were none.

Request for Deferral

There were none.

Returning Deferral Items

There were none.

Business

a) Application for: Minor Variance and Consent

File Number: D10-041-2021 and D13-009-2022

Address: 2418 Cole Hill Road and 1589 Unity Road

Owner: Robert Rice (2418 Cole Hill Road) and Robert Shannon (1589 Unity Road)

Applicant: Robert Rice

Ms. Sthamann introduced the application.

Mr. Kim conducted a PowerPoint presentation regarding Application for Minor Variance and Consent – 2418 Cole Hill Road and 1589 Unity Road. A copy of the presentation is available upon request through the City Clerk's Department.

Robert Rice, Owner/Applicant, was in attendance.

There were no questions 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. Sinha

Seconded by Mr. Cinanni

That minor variance application, File Number D13-009-2022 for the properties located at 2418 Cole Hill Road and 1589 Unity Road to permit the lot addition subject to the associated consent application, File Number D10-041-2021, be approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-22-038; and

That consent application, File Number D10-041-2021, to sever a 0.2 hectares parcel of land from 2418 Cole Hill Road and have it added to the property at 1589 Unity Road, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-22-038.

Carried

b) Application for: Minor Variance

File Number: D13-008-2022

Address: 76, 88-90 and 94 Stuart Street

Owner: Kingston Health Sciences

Applicant: Fotenn Consultants

Ms. Sthamann introduced the application.

Mr. Bar conducted a PowerPoint presentation regarding Application for Minor Variance – 76, 88-90 and 94 Stuart Street. A copy of the presentation is available upon request through the City Clerk's Department.

Jennifer Wood, Agent, was present at the meeting.

There were no questions 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. Sinha

Seconded by Mr. Cinanni

That minor variance application, File Number D13-008-2022, for the properties located at 76 Stuart Street, 88-90 and 94 Stuart Street requesting relief from minimum yard and minimum loading space provisions in order to permit the construction of a 12-storey addition to the existing hospital building, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-037.

Carried

c) Application for: Minor Variance

File Number: D13-005-2022

Address: 511 Union Street

Owner: Queen's University

Applicant: Zack Tefoglou, Queen's University

Ms. Sthamann introduced the application.

Mr. Peggi conducted a PowerPoint presentation regarding Application for Minor Variance – 511 Union Street. A copy of the presentation is available upon request through the City Clerk's Department.

Jennifer Wood, Agent, was present at the meeting.

There were no questions 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. Sinha

Seconded by Mr. Cinanni

That minor variance application, File Number D13-005-2022, for the property located at 511 Union Street to exceed the maximum building height and to exceed the maximum area for a structure permitted above the height limit, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-028.

Carried

d) Application for: Minor Variance and Consent

File Number: D13-011-2022 and D10-003-2022

Address: 1771 Unity Road

Owner: Kevin Geldart

Applicant: Jason Sands, The Boulevard Group

Mr. Skebo left the meeting due to his pecuniary interest. Mr. Cinanni assumed the role of Chair.

Ms. Sthamann introduced the application.

Mr. Peggi conducted a PowerPoint presentation regarding Application for Minor Variance and Consent – 1771 Unity Road. A copy of the presentation is available upon request through the City Clerk's Department.

Jason Sands, Applicant, was in attendance. Mr. Sands spoke to the conditions contained in the report. He advised the Committee that comments in support of the application had been received from the District Councillor.

There were no questions 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. Sinha

Seconded by Mr. Cinanni

That minor variance application, File Number D13-011-2022 for the property located at 1771 Unity Road to reduce the frontage of both the proposed retained lot and severed lot, be approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-022-036; and

That consent application, File Number D10-003-2022, to sever a 1.0-hectare residential lot from the 5.6-hectare subject property, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-022-036.

Carried

Mr. Skebo returned to the meeting and resumed the role of Chair.

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

There was none.

Date and time of Next Meeting

The next meeting of the Committee of Adjustment meeting is scheduled on Monday, May 16, 2022 at 5:30 p.m.

Adjournment

Moved by Mr. Sinha

Seconded by Mr. Cinanni

That the meeting of the Committee of Adjustment adjourns at 6:04 p.m.

Carried