



**City of Kingston
Report to Committee of Adjustment
Report Number COA-21-079**

To: Chair and Members of the Committee of Adjustment
From: Ian Clendening, Senior Planner
Date of Meeting: November 15, 2021
Application for: Minor Variance
File Number: D13-059-2021
Address: 310 Sydenham Street
Owner: Lavoie Helene
Applicant: FOTENN Consultants Inc.

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 310 Sydenham Street. The applicant is proposing to construct a single storey, detached accessory dwelling containing three bedrooms, measuring 84.4 square metres in size and 5.4 metres in height. The proposed building is to be located 2 metres from the south side lot line; 7.2 metres from the front lot line; and 3.3 metres from the rear lot line, which constitutes the side lot line of the abutting property located at 7 Balaclava Street, a greater distance than that of the existing dwelling from the rear lot line.

The irregularly shaped lot measures 416.6 square metres in lot area which results in a maximum lot coverage of 138.9 square metres or 33.3%, and a maximum coverage for all accessory buildings of 41.7 square metres or 10%. The applicant is proposing a combined lot

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coverage of 173.6 square metres, or 41.7%, with the lot coverage of the detached secondary dwelling unit measuring 84.4 square metres, or 20.3%.

Measurements provided by the applicant indicate a height of 5.4 metres as measured from the average finished grade to top of the ridge line, complies with existing provisions for a secondary dwelling unit set out in Zoning By-Law Number 8499 which establishes a maximum height of 10.7 metres. However, this height would not comply with amendments to the Second Residential Unit provisions of Zoning By-Law Number 8499 as set out in By-Law Number 2021-63 which establishes a maximum height of 4.6 metres.

By-Law Number 2021-63 was approved by Council on April 6, 2021 but was subsequently appealed to the Ontario Land Tribunal. Where an appeal to a Zoning By-Law amendment has been filed Section 34(30) of the *Planning Act* sets out that the by-law does not come into force until all of such appeals have been withdrawn or finally disposed of, whereupon the by-law, [...] shall be deemed to have come into force on the day it was passed. Accordingly, the applicant seeks additional relief from the proposed amendments to Zoning By-Law Number 8499 in regard to the height of the proposed secondary dwelling unit which may come into force depending on the outcome of the matter now before the Ontario Land Tribunal.

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 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: Maximum Percentage of Lot Coverage

By-Law Number 8499: 6.3(e)

Requirement: 33.3%

Proposed: 43%

Variance Requested: 9.75%

Variance Number 2: Maximum Lot Coverage for an Accessory Structure

By-Law Number 8499: 5.17(b)(ii)

Requirement: 10%

Proposed: 20.3%

Variance Requested: 10.3%

Additionally, in the event of final approval of By-Law Number 2021-63, amending Zoning By-Law Number 8499, by the Ontario Land Tribunal, the following additional variance is requested:

Variance Number 3: Maximum Height of detached Accessory Dwelling Unit (to highest point of the building)

By-Law Number 8499: 5.45(xxiv(a))III

Requirement: 4.6 metres

Proposed: 5.4 metres

Variance Requested: 0.8 metres

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Recommendation:

That minor variance application, File Number D13-059-2021, for the property located at 310 Sydenham Street to vary the required lot coverage and accessory building coverage to construct a detached second residential unit with no more than 3 bedrooms, be approved;

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-079.

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Authorizing Signatures:



Ian Clendening, Senior Planner

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

Tim Park, Director, Planning Services

James Bar, Manager, Development Approvals

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Options/Discussion:

On September 27, 2021, a minor variance application was submitted by FOTENN Consultants Inc., on behalf of the owner, Lavoie Helene, with respect to the property located at 310 Sydenham Road. The variances are requested to permit the construction of an accessory dwelling unit with 3 bedrooms which will result in a total lot coverage, and lot coverage of accessory buildings, greater than otherwise permitted, as well as a secondary dwelling unit being greater in height than permitted under recently approved amendments to Zoning By-Law Number 8499 which are currently subject of an appeal to the Ontario Land Tribunal.

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

- Concept Plan (Exhibit G)
- Floor Plans and Elevation (Exhibit H)
- Grading Plan (Exhibit I)
- Compiled Sketch (survey) (Exhibit J)

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 an irregularly shaped lot and is situated on the west side of Sydenham Street approximately 33 metres north of the intersection of Sydenham Street and Bay Street which is within the St. Lawrence Ward Heritage Character Area.

The surrounding area is predominantly residential in character with the exception of an institutional use (Providence Manor nursing home) located southeast of the subject property. The area is walkable to a large number of amenities including Skelton Park which is located ~130 metres distance west of the property.

The subject property is designated ‘Residential’ in the Official Plan and zoned One-Family Dwelling and Two-Family Dwelling Zone “A” in Zoning By-Law Number 8499. The property abuts four other properties which are located within the same “A” Zoning.

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:

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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;

Section 2 provides policies to affect the physical structure of the City and direct the organization of future development. The subject property is located within a Housing District which are designated for residential uses of different types and intended to remain stable but to continue to mature and adapt as the City evolves. The Official Plan encourages re-investment and upgrading in Housing Districts through minor infill and minor developments which can integrate compatibility within the prevailing built form standards of height, density and amenity that are generally found in the neighbourhood.

The proposed increases in lot coverage, measured as a percentage of lot area, would allow for an accessory dwelling unit measuring 84.4 square metres in size to compliment the existing dwelling situated on the property. The proposal is compatible with the surrounding residential uses and will not result in significant impacts or changes to the immediate area.

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;

The existing lot is generally larger than the surrounding lots and can reasonably accommodate the secondary dwelling unit in a manner which compliments the residential character of the area. The height of the proposed accessory dwelling unit is lower than the existing primary dwelling and does not have an overbearing impact either on the subject property or the surrounding area.

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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;

Parking for the property is by way of two existing stalls situated at the south end of the property off Sydenham Street with paving stone measuring a minimum of 1.2 metres being proposed to provide access from the parking area to both the dwelling and secondary dwelling unit. The proposed development appropriately functions to provide internal accessibility and road access.

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 property is located within the St. Lawrence Ward Heritage Character Area as identified on Schedule 9 of the Official Plan reflecting its status as is one of the oldest areas of the City with an urban style that has survived since the 1800's. This area has not been designated under the *Ontario Heritage Act*, however; the Official Plan recognizes this Heritage Character Area as having a specific heritage character. Within the St. Lawrence Ward Heritage Character Area, it is the intent of the Official Plan to recognize the heritage character of the area as created through the combination of buildings, street pattern, varying street widths and public spaces. The proposed development has been reviewed by Heritage Kingston for its conformity to the Plan and no objection was raised.

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 subject property is not designated under Part IV of the *Ontario Heritage Act*. The nearest designated property, Providence Manor at 275 Sydenham Street, is located approximately 50 metres south of the subject property. The property is located within the St. Lawrence Ward Heritage Character Area, and Heritage Planning has not requested a Heritage Impact Statement.

The proposed development is not affected by the protected views shown on Schedule 9 of the Official Plan.

The property is located within an Archaeologically Sensitive Area and the applicant has prepared an Archaeological Assessment as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act* which has been submitted to the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries.

Heritage Kingston has been circulated on the proposed development and raised no concern with the proposed building but did ask for copies of the assessment report(s) and correspondence from the Ministry of Heritage, Sport, Tourism, and Culture Industries to

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City Heritage Services staff, prior to any ground disturbance based on the site's location within an Archaeologically Sensitive Area.

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 related to the construction of a secondary dwelling unit is appropriately addressed through a minor variance application. While the permitted coverage of an accessory buildings is proposed to double (i.e., from 10% to 20.3%), this represents an increase of 42.9 square metres beyond what is permitted and is anticipated to have a negligible impact on the surrounding residential area given that the proposed development constitutes an accessory dwelling unit and does not represent an undue over massing of accessory buildings on the lot and can be assumed to more readily integrate with the surrounding residential area

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;

Conditions of approval have been included for this application.

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

The proposed application will not set an undesirable precedent for the immediate area. This property is unique in its size and configuration and the proposed accessory dwelling will integrate well within the surrounding residential area.

The proposal meets the intent of the Official Plan, as the proposed secondary residential unit will provide for an appropriate degree of intensification within the established neighbourhood 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 Zone "A" 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, a number of community institutional uses, as well as

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accessory buildings to any use permitted in A Zones, including a Second Residential Unit pursuant to Section 5.45.

The proposal requires a variance to the following Sections:

Variance Number 1: Maximum Percentage of Lot Coverage

By-Law Number 8499: 6.3(e)

Requirement: 33.3%

Proposed: 43%

Variance Requested: 9.75%

Variance Number 2: Maximum Lot Coverage for an Accessory Structure

By-Law Number 8499: 5.17(b)(ii)

Requirement: 10%

Proposed: 20.3%

Variance Requested: 10.3%

Additionally, in the event of final approval of By-Law Number 2021-63, amending Zoning By-Law Number 8499, by the Ontario Land Tribunal, the following additional variance is requested:

Variance Number 3: Maximum Height of detached Accessory Dwelling Unit (to highest point of the building)

By-Law Number 8499: 5.45(xxiv(a)III)

Requirement: 4.6 metres

Proposed: 5.4 metres

Variance Requested: 0.8 metres

The intent of the maximum percentage of lot coverage provision is to provide a reasonable building area and building scale in relation to the lot area and prohibits the over development of the lot. The proposed secondary dwelling maintains the minimum percentage of landscaped open space of 30% and provides the required parking. The two buildings, while exceeding the maximum percentage of lot coverage does not result in a built form which represents an over development and would not be distinct from other properties within the area.

The intent of the maximum percentage of lot coverage for accessory buildings provision is to ensure that the primary use of the property is distinctive, and not overpowered by the number and extent of accessory buildings. While the proposed secondary dwelling unit would more than double the percentage of the lot area, the additional permission sought represents a footprint of an additional 42.9 square metres which would otherwise not be permitted. Given that the proposed use of the building is residential the increase in permitted coverage would not detract from the primary residential use of the property. As referenced above, the property maintains compliance with the minimum landscaped open space requirements and parking requirements despite the greater lot coverage.

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In the event that the Ontario Land Tribunal either dismisses the appeal of By-Law Number 2021-63, or if the appeal is dropped, the by-law amending various provisions of By-Law Number 8399 including provisions around secondary dwelling units will be deemed to have come into force April 6, 2021. Section 5.45(xxiv(a)III as amended by By-Law Number 2021-63 regulates the maximum height of detached accessory dwelling units, and rather than re-directing the reader to the maximum height provisions of the parent zone as was previously the case, prescribes a maximum height of 4.6 metres or 1 storey – whichever is lesser.

The intent of the maximum height restrictions for a secondary dwelling unit contemplated in amending By-Law Number 2021-63 is to ensure the primacy of built form of the primary dwelling unit and not to give the appearance of two equally massed dwellings on one property. The proposed secondary dwelling unit is one storey, as required, but exceeds the height by 0.8 metres. This height is less than the primary dwelling located on the property and is a marginal increase over what is otherwise permitted by the changes to By-Law Number 8499 set out in By-Law Number 2021-63.

3)The variance is minor in nature

The impact of the proposed variance on the surrounding area is anticipated to be negligible given that the secondary dwelling unit will compliment the existing residential use of the property and provide gentle intensification within the residential neighbourhood. Accordingly, the variances are considered to be minor in nature.

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

The variance is desirable and appropriate use of the land as it is not anticipated that the requested variance would result in any negative on-site or off-site impacts, the proposed secondary dwelling unit would not detract from the primacy of the existing dwelling or detract from the surrounding area in terms of massing and scale.

Technical Review: Circulated Departments and Agencies

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

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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. Based on Comments from Kingston Hydro, a condition is recommended to this Committee requiring that, “the secondary dwelling shall be serviced from the existing residential service connection”. 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, including By-Law Number 2021-63 amending Zoning By-Law Number 8499 which is currently under appeal. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance(s) 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 detached accessory dwelling occupying a greater proportion of the lot area than otherwise permitted for all buildings and for accessory buildings, as well as to permit a second residential unit to be taller than otherwise proposed through recent amendments to Zoning By-Law Number 8499 which are currently under appeal to the Ontario Land Tribunal.

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

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Municipal

City of Kingston Official Plan

Zoning By-Law Number 8499

Amending By-Law Number 2021-63

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on November 15, 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 17 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:

James Bar, Manager, Development Approvals, 613-546-4291 extension 3213

Ian Clendening, Senior Planner, 613-546-4291 extension 3126

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

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- Exhibit E Zoning By-Law Number 8499, Map 18
- Exhibit F Site Plan
- Exhibit G Neighbourhood Concept Map (2021)
- Exhibit H Floor Plans and Elevation
- Exhibit I Grading Plan
- Exhibit J Survey

Recommended Conditions for Approval

Application for Permission, File Number: D13-059-2021

Approval of the foregoing permission shall be subject to the following conditions:

1. Limitation

That the approved permission applies only to the construction of a detached secondary dwelling containing a maximum of three bedrooms at 310 Sydenham Street, as shown on the approved plans 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. Civic Address

That prior to applying for a building permit the Owner shall apply for and obtain a separate civic address in the form of a different unit number than that of the one used for the other building entrance(s). The owner/applicant shall provide to the Secretary-Treasurer, Committee of Adjustment, written confirmation from the City that the civic address has been obtained prior to the issuance of building permit(s).

4. Services

The secondary dwelling shall be serviced from the existing residential service connection.

5. 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.

6. 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 City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

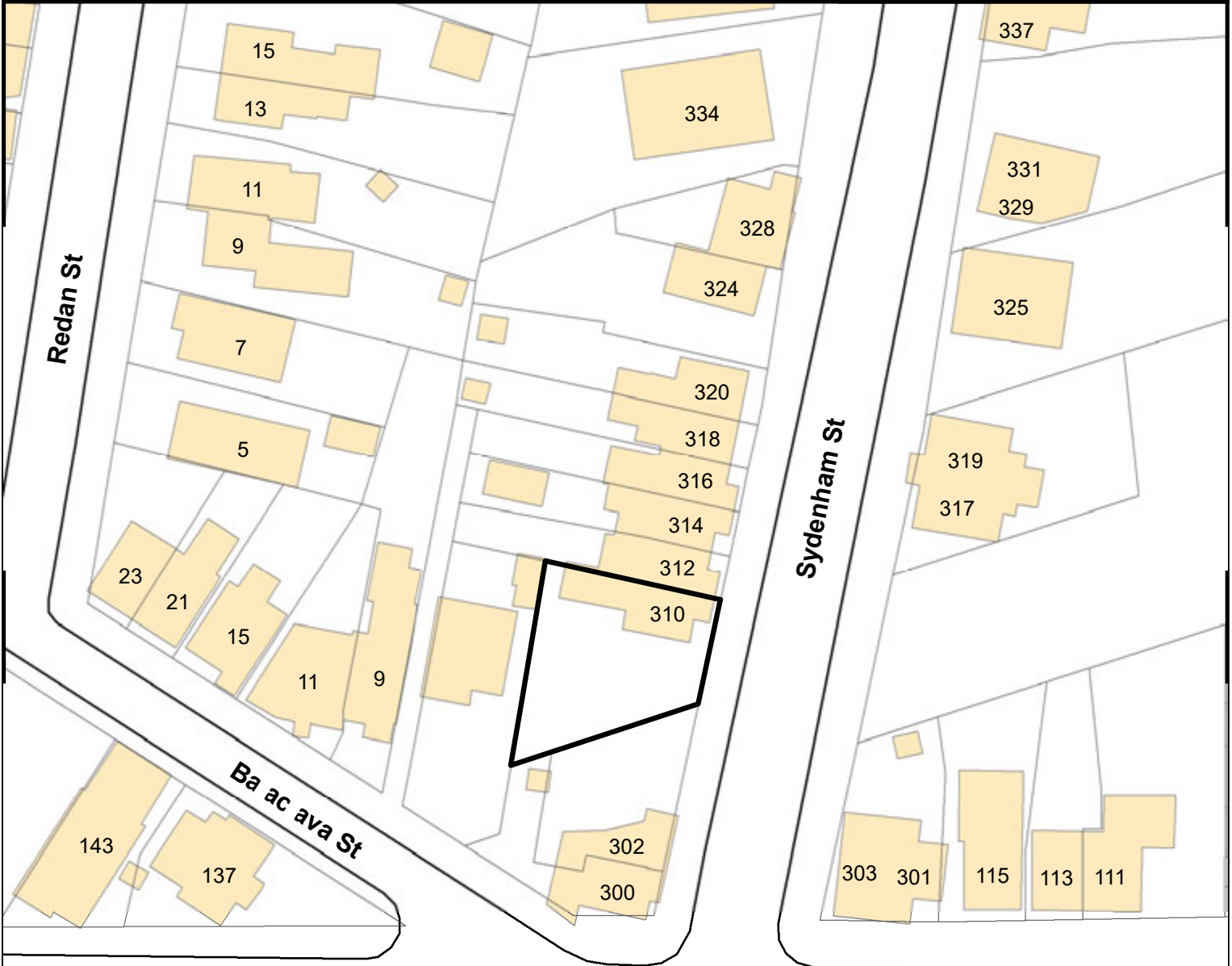
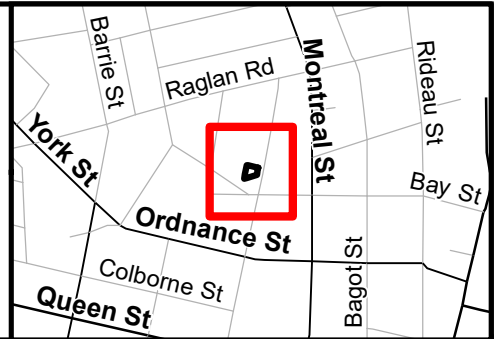
In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries at the Ministry of Government and Consumer Services (416-212-7499), the Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.



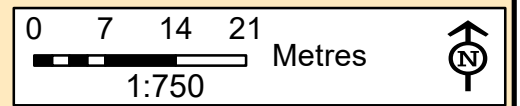
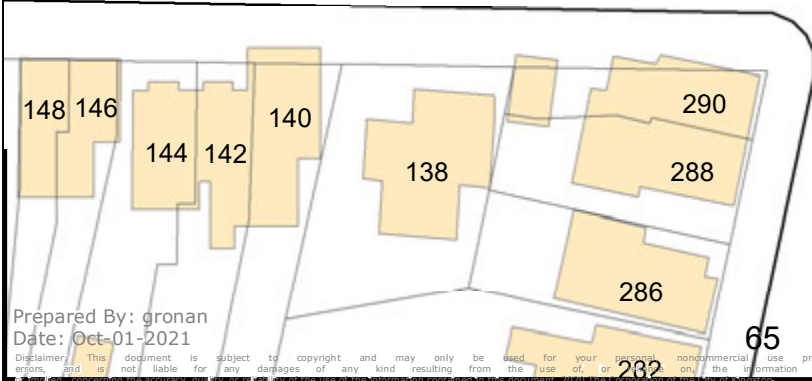
Committee of Adjustment Key Map

Address: 310 Sydenham Street
File Number: D13-059-2021

 Lands Subject to Minor Variance




Bay St

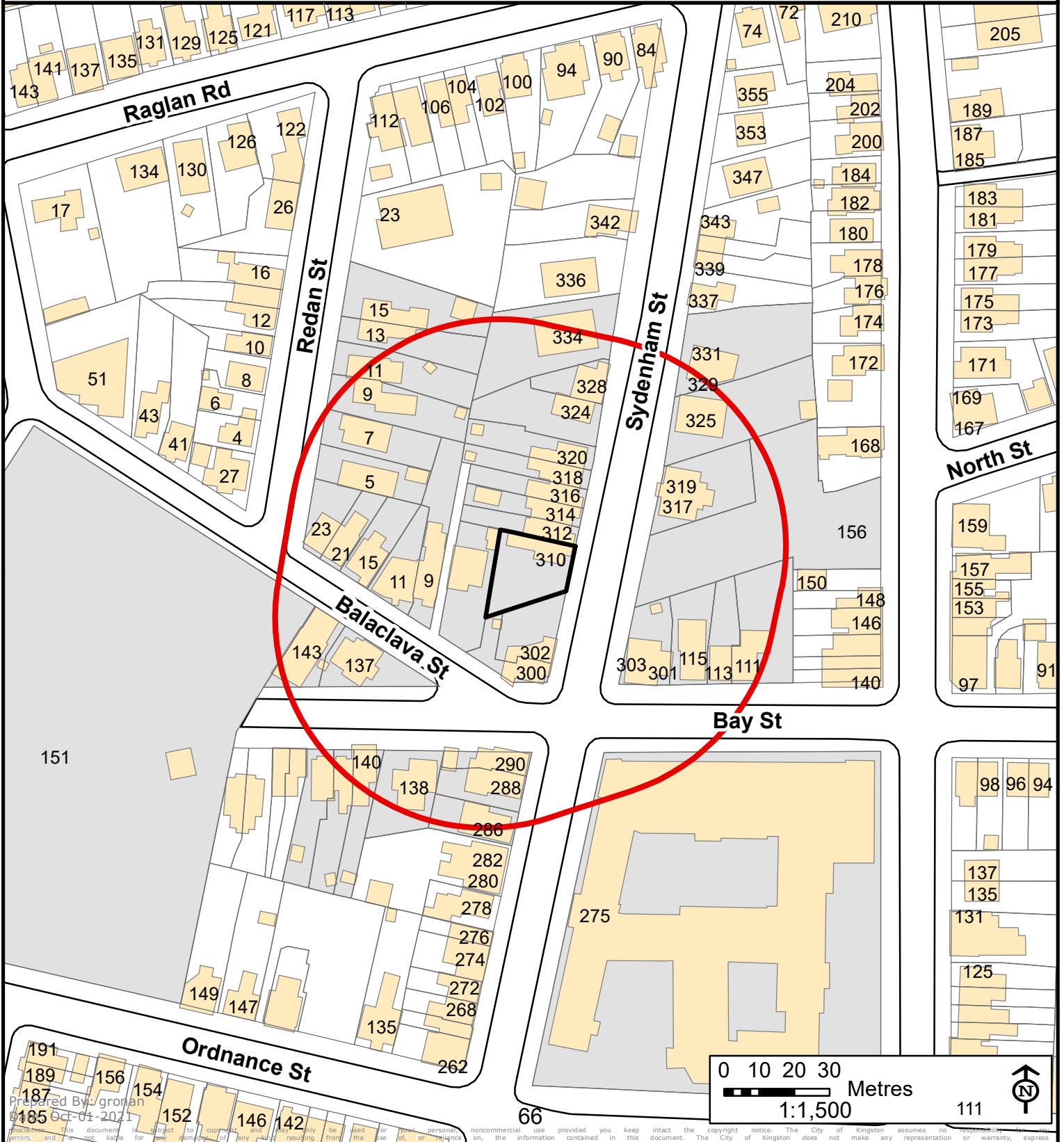




Committee of Adjustment
Public Notice Notification Map

Address: 310 Sydenham Street
File Number: D13-059-2021

 60m Public Notification Boundary







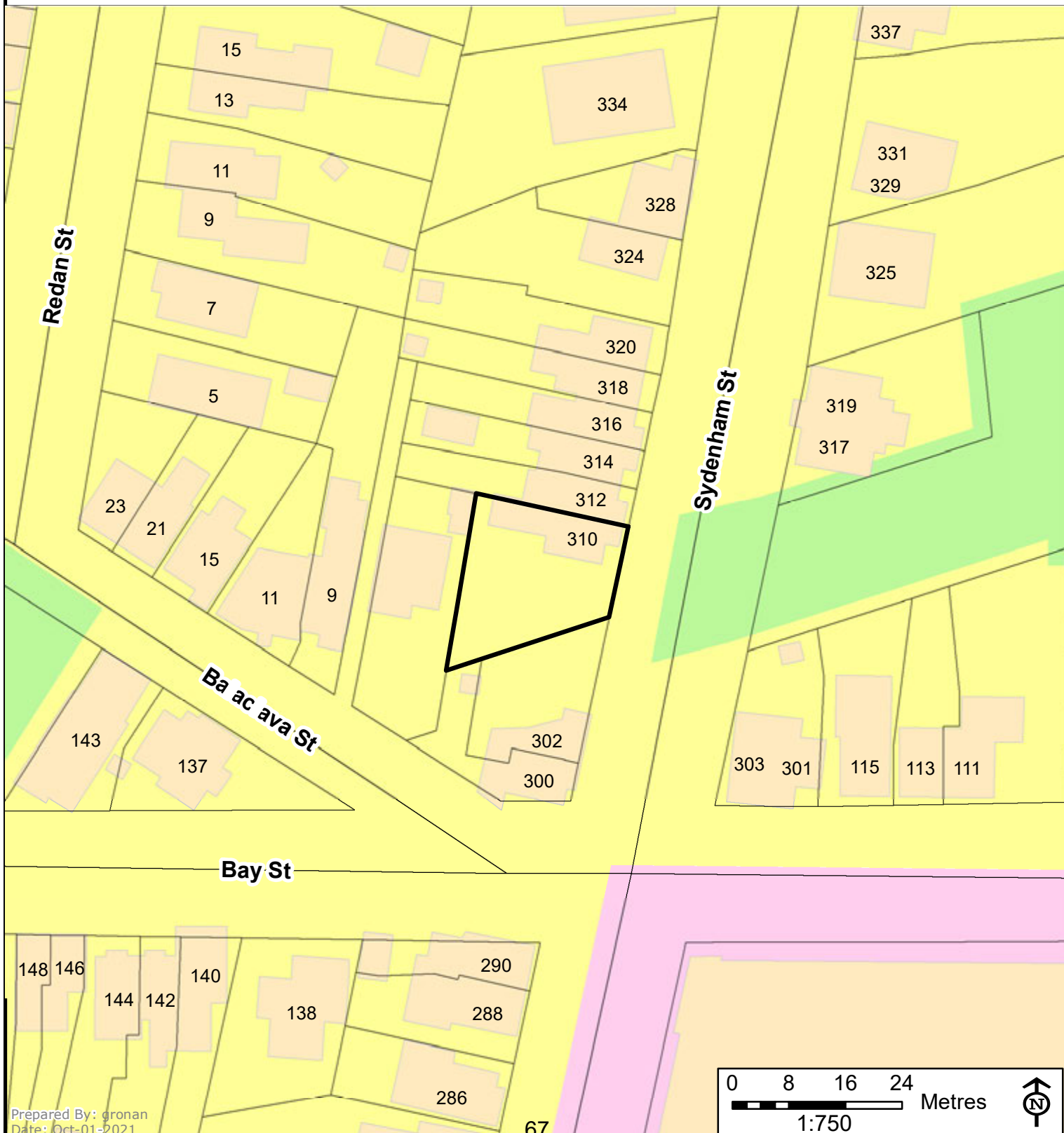


Planning Services

Committee of Adjustment Official Plan, Existing Land Use

Address: 310 Sydenham Street
File Number: D13-059-2021

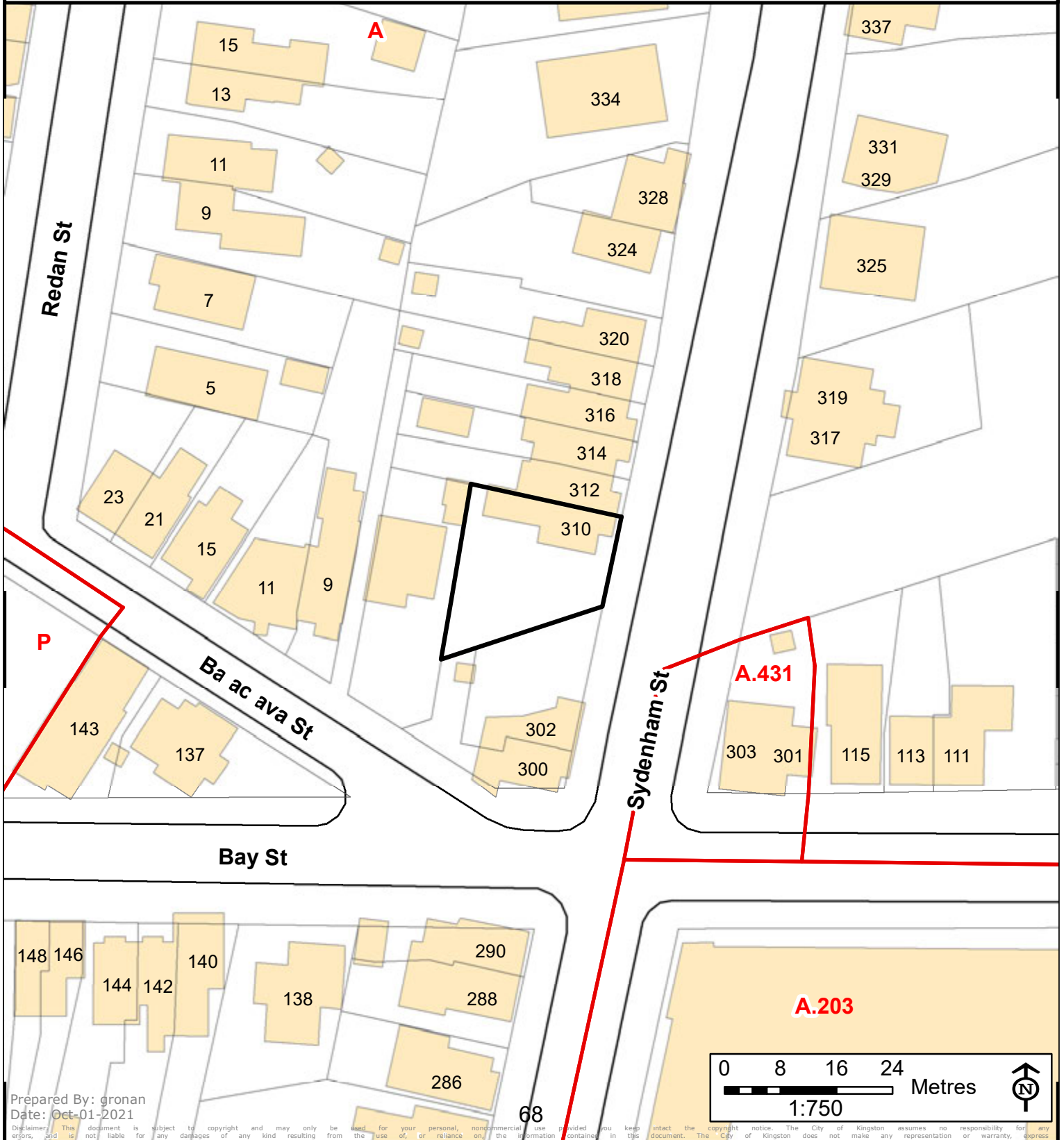
-  Subject Lands
-  INSTITUTIONAL
-  OPEN SPACE
-  RESIDENTIAL



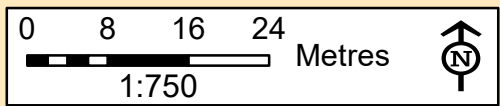


Committee of Adjustment
Existing Zoning - By-law 8499, Map 18
Address: 310 Sydenham Street
File Number: D13-059-2021

- Subject Lands
- Consolidated Zoning



Prepared By: gronan
Date: Oct-01-2021








Planning Services

Committee of Adjustment Neighbourhood Context (2021)

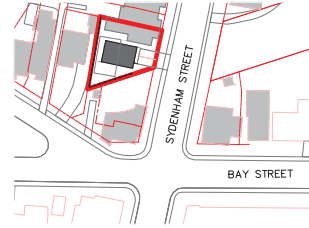
Address: 310 Sydenham Street

File Number: D13-059-2021

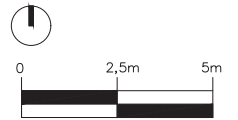
-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



310 SYDENHAM STREET
Concept Site Plan



- LEGEND
- PROPOSED BUILDING
 - AMENITY SPACE
 - PROPERTY BOUNDARY
 - SETBACKS
 - PRIVACY FENCE



No.	REVISION	DATE	BY
1	-	-	-

CLIENT
STEPHEN BURNETT

FOTENN
Planning + Design

4 Cataragui Street, Suite 315, Kingston ON K7K 1Z7
613.542.5454 www.fotenn.com

DESIGNED BL/KJ
REVIEWED UMG/MK
DATE 2021.09.13

P1

SITE INFORMATION

ZONING
A

SITE AREA
Total Site Area: 416.6 m²

SETBACKS	F.Y.	S.Y.	R.Y.
Required	4.5 m	1.2 m	3.0 m
Provided	7.2 m	1.9 m	3.3 m

MAXIMUM LOT COVERAGE
Maximum 33.33% (416.6 m² x 33.33% = 138.7 m²)
Provided 41.7% (173.6 m²)

MAXIMUM LOT COVERAGE (SECOND RESIDENTIAL UNIT)
Maximum 10% (416.6 m² x 10% = 41.6 m²)
Provided 20.3% (84.4 m²)

MAXIMUM FSI
Maximum 1.0 (includes detached secondary residential unit)
Provided 0.52

MINIMUM LANDSCAPED OPEN SPACE
Minimum 30% (416.6 m² x 30% = 124.9 m²)
Provided 50.3% (209.7 m²)

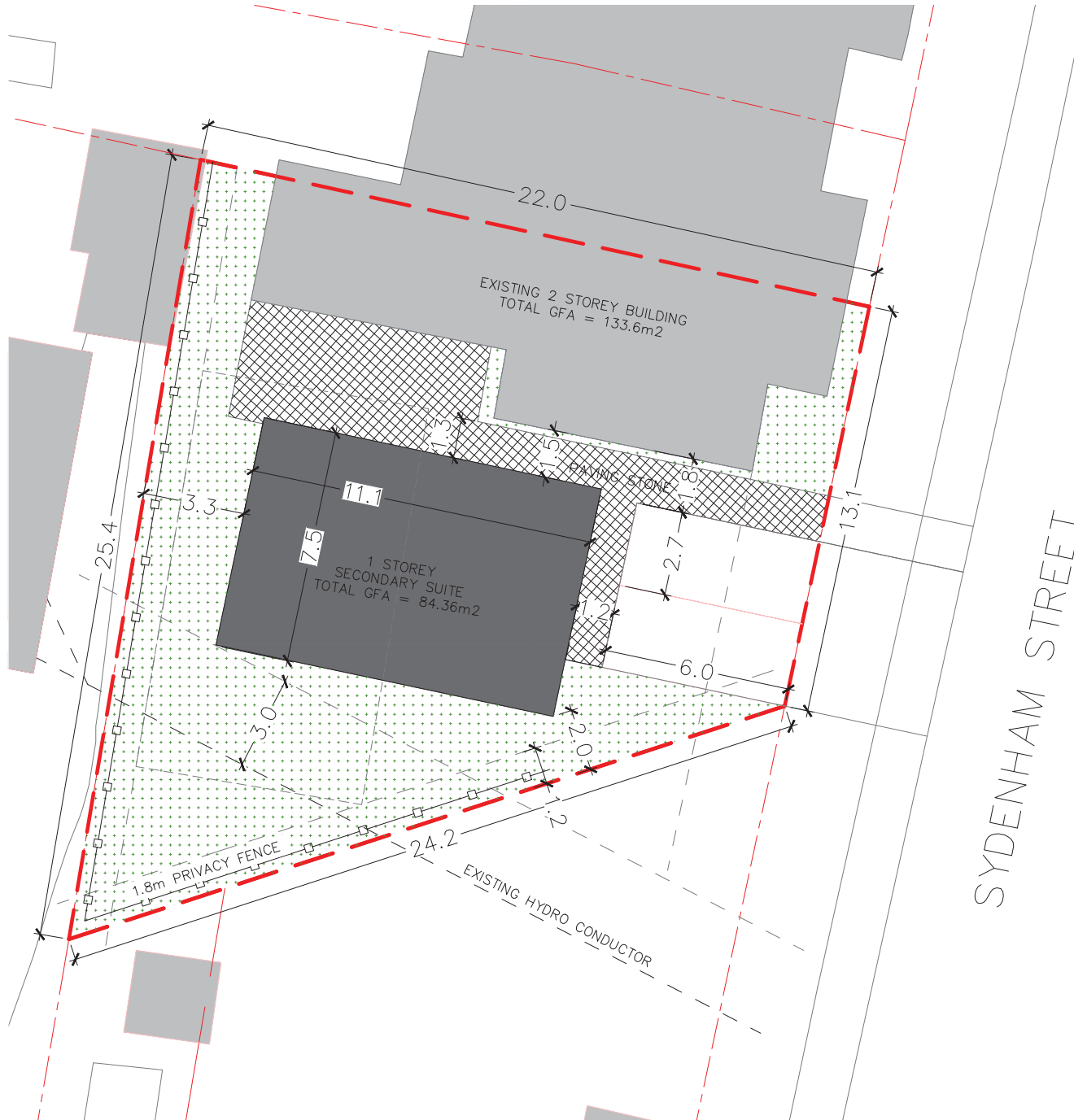
MAXIMUM BUILDING DEPTH
Maximum 14.2 m
Provided 11.1 m

MAXIMUM BUILDING HEIGHT (SECOND RESIDENTIAL UNIT)
Maximum 4.6 m
Provided 5.4 m

PARKING
Minimum = 2 spaces (2.7 m x 6.0 m)
Provided = 2 spaces (2.7 m x 6.0 m)

NOTES

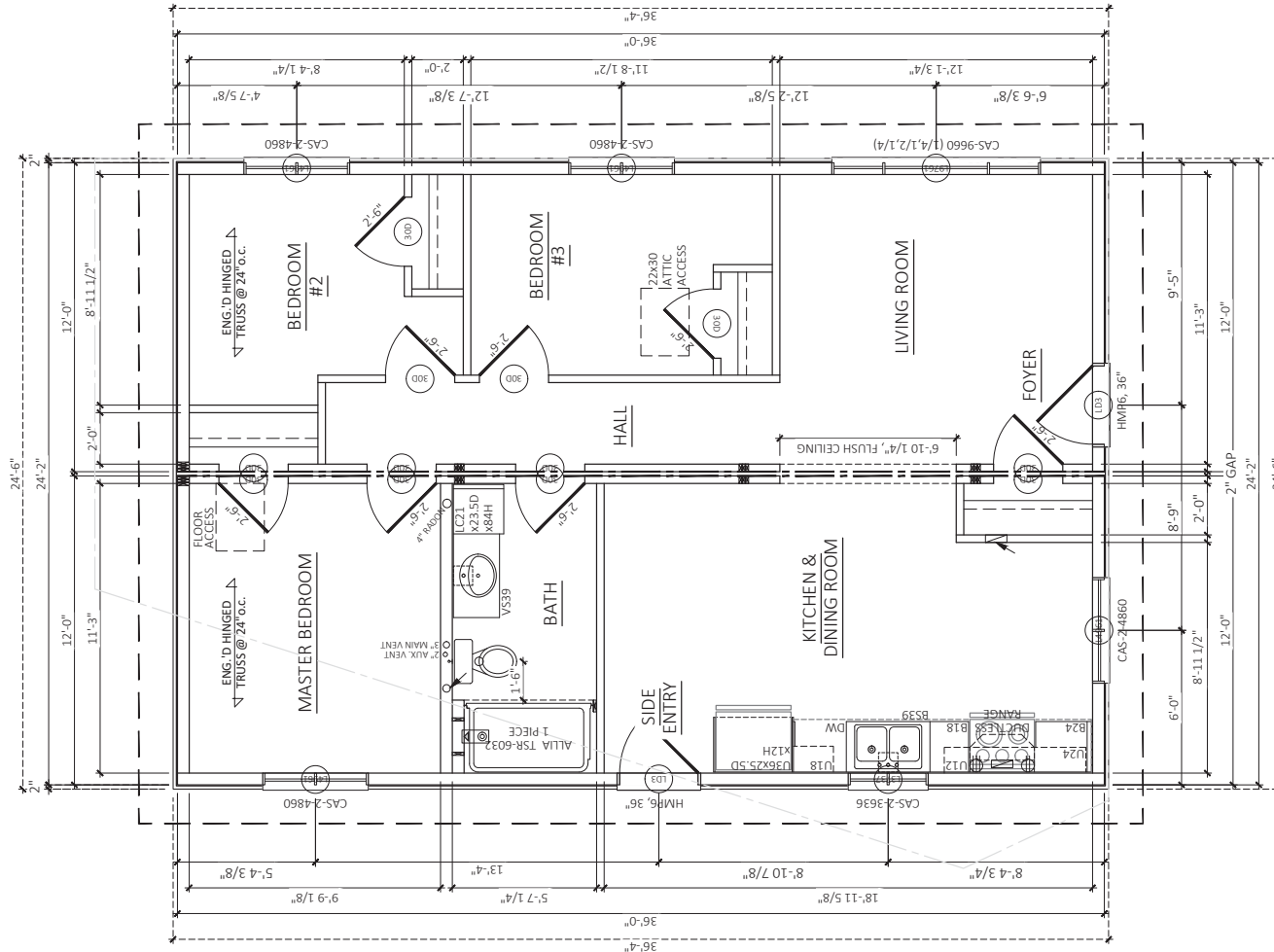
1. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a proper survey.




PRELIMINARY NOT FOR CONSTRUCTION,
FOR DISCUSSION PURPOSE ONLY


FLAGGED COVID: DUE TO COVID, CERTAIN PRODUCT AVAILABILITY MAY BE AT RISK. PLEASE CONSULT WITH YOUR SALES REPRESENTATIVE FOR DETAILS.

FLAGGED NEW SPEC.: THIS PROJECT MAY BE SUBJECT TO CHANGES BASED ON THE GUILDCREST 2022 SPECIFICATION WHICH HAS YET TO BE RELEASED. PLEASE CONSULT WITH YOUR SALES REPRESENTATIVE FOR DETAILS.



GROUND FLOOR PLAN
NOTES:
1. INSULATION VALUES: WALLS = MIN. R (EFFECTIVE) 2.6.05 (OR, R. nom. 22+9).





GUILDCREST HOMES - A DIVISION OF PRO-FAB,
20 MILL STREET, MOREWOOD, ON., K0A 2R0
T: 613-448-2349, TF: 800-249-1432,
F: 613-448-3463, WEB: www.guildcrest.com

GUILDCREST HOMES SIGNOFF:
I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF GUILDCREST HOMES. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES AND CATEGORIES.

DESIGNER'S NAME: JF. Meloche
INDIVIDUAL B.C.I.N.: xxx
FIRM B.C.I.N.: 30576
DESIGNER SIGNATURE:

CONTRACT NUMBER:
22015
GBC CLIENT (SALE REP., BUILDER, DEV.): SC
PROJECT TITLE:
BURNETT RESIDENCE
PROJECT ADDRESS:
KINGSTON
BUILDING CODE DESIGN DATA LOCATION:
KINGSTON, ON.

Ss (KPa):	Sr (KPa):	W (1/50):	Sa (0.2):
2.1	0.4	0.47	0.29

5	-	-	-
4	-	-	-
3	-	-	-
2	-	-	-
1	JF	P. LINE	2021.08.11
#	BY	NOTE	DATE (Y.M.D)

DRAWING STAGE: PRELIMINARY 1
DRAWING TITLE: PLAN

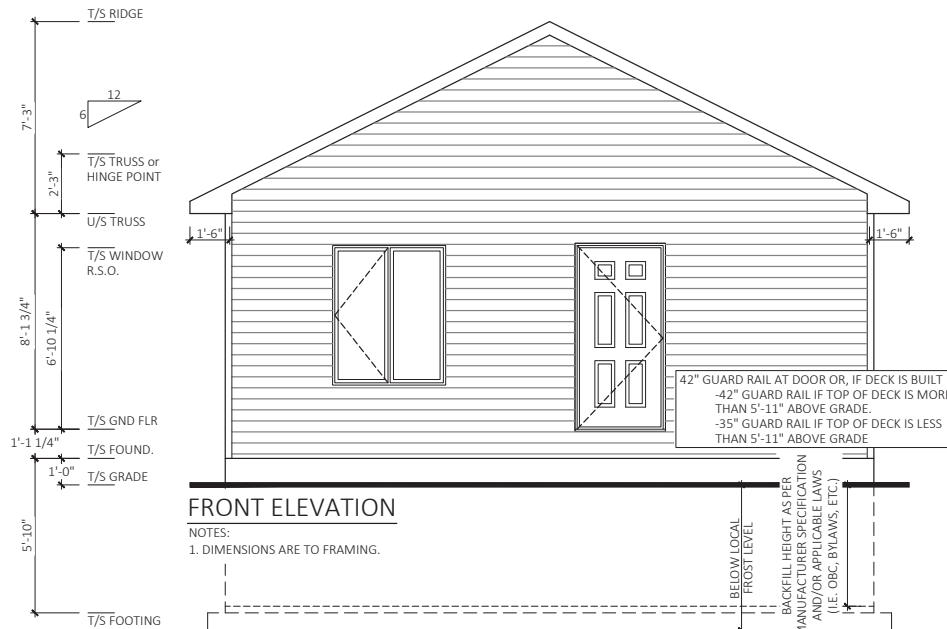
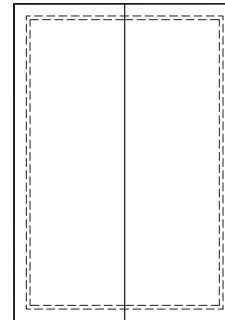
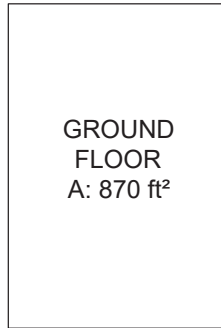
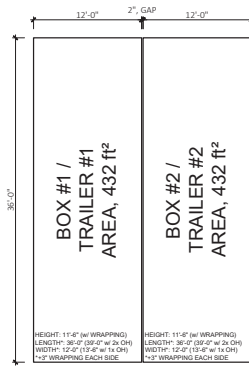
DRAWN BY: SL	DRAWN DATE: 2021.08.06
AREA (ft ²): N/A	SCALE: N.T.S.

PAGE: PRELIM 1/2

PRELIMINARY NOT FOR CONSTRUCTION,
FOR DISCUSSION PURPOSE ONLY

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FRONT ELEVATION

NOTES:
1. DIMENSIONS ARE TO FRAMING.



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22015
GBC CLIENT (SALE REP., BUILDER, DEV.): SC

PROJECT TITLE:
BURNETT RESIDENCE

PROJECT ADDRESS:
KINGSTON
BUILDING CODE DESIGN DATA LOCATION:
KINGSTON, ON.
Ss (kPa): 2.1 Sr (kPa): 0.4 W (1/50): 0.47 Sa (0.2): 0.29

5	-	-	-
4	-	-	-
3	-	-	-
2	-	-	-
1	JF	P. LINE	2021.08.11
#	BY	NOTE	DATE (Y.M.D)

DRAWING STAGE: PRELIMINARY 1
DRAWING TITLE:

ELEVATION & TRAILERS

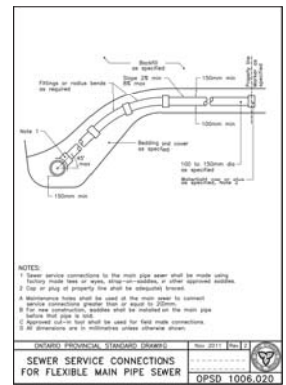
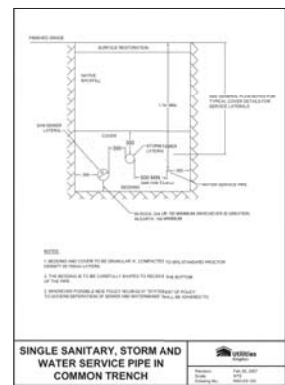
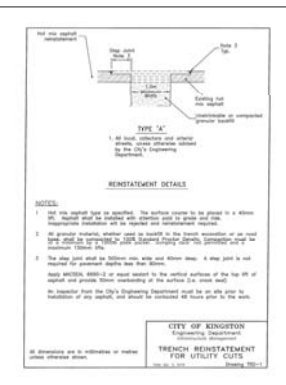
DRAWN BY: SL DRAWN DATE: 2021.08.06

AREA (ft²): N/A SCALE: N.T.S.

PAGE:
PRELIM 2/2

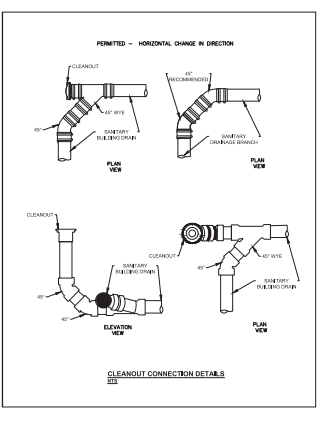
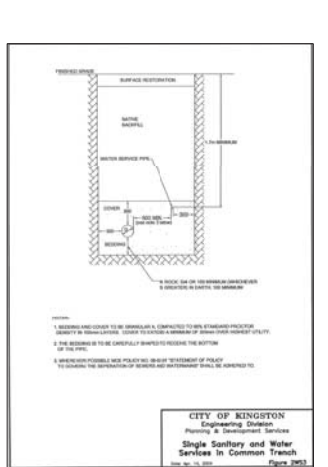
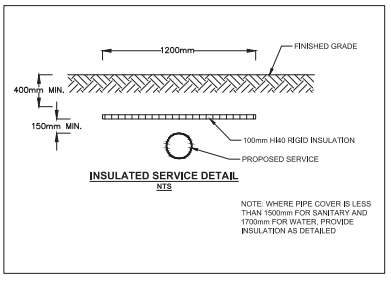
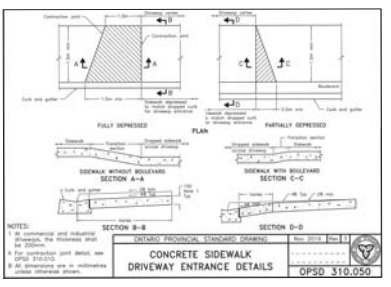
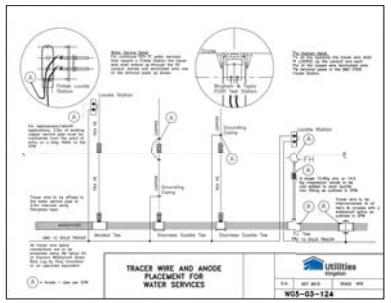
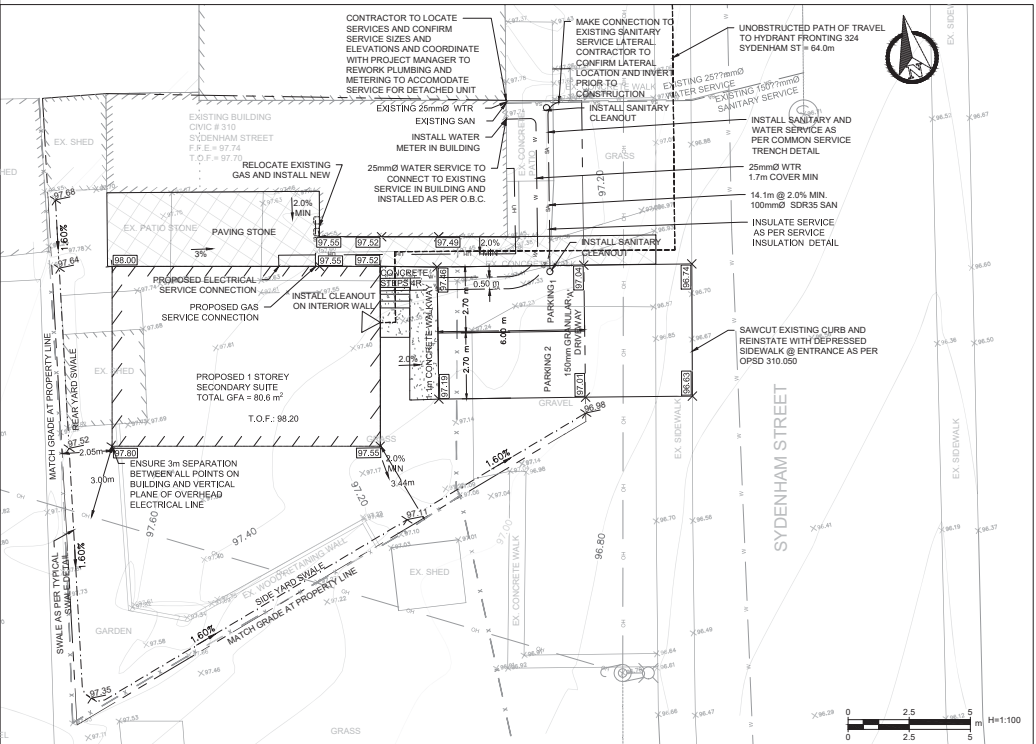
- GENERAL**
- All works to be installed in accordance with current City of Kingston Site Plan Control Guidelines, Utilities Kingston Standards, Ontario Building Code and Ontario Provincial Standard Specifications and Drawings unless specified otherwise.
 - The Contractor shall acquire all permits as required for all works within the Municipal Right of Way. All permits are required for all utility works.
 - Refer to the Architectural and Landscape Architectural Drawings and coordinate.
 - Prior to construction, Contractor to verify all dimensions, service inverts and utility locates and identify possible conflicts. In the event that human remains are encountered during construction, the Contractor shall immediately contact the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132), the Registrar of the Genealogical Regulation Unit from the Ministry of Consumer Services, at (416-326-8393), City of Kingston's Planning, Building and Licensing Services (613-546-4201 ext. 3180) and City Police (613-546-4660).
 - In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, the Contractor shall immediately contact the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132), and City of Kingston's Planning, Building Licensing Services (613-546-4291 ext. 3180).
- WATERMAINS**
- The pipe, valves and fittings are to be blue in colour.
 - Water service shall be "Type K" copper or IPEX (IPEX Blue) SDR9 PEX(C)TS.
 - Service connection shall have a corporation main stop and be "globe-necked" near the water main as per OPSD 1104.020.
 - Main stops may be set at the spring line and the gosenneck may be horizontal.
 - A curb stop without drain and associated valve box to finished grade shall be provided and located at the property line for each service. A stainless steel extension rod shall be used.
 - Saddles for services are to be approved by Utilities Kingston.
 - Service connections to PVC mains shall be by stainless steel saddle within municipal right of ways and modded bell fitting within the Building's property, or approved equivalent.
 - Pipe bedding and cover shall conform to OPSD 802 series. Bedding and cover shall be Granular "A".
 - The minimum depth of cover measured from the top of a main or a service connection gosenneck shall not be less than 1.7m.
- SEWERS**
- Existing pipe inverts are approximate and must be confirmed by the Contractor in the field.
 - Pipe bedding and cover shall conform to OPSD 802 series. Bedding and cover shall be Granular "A".
 - Storm sewer materials as per:
 - Reinforced concrete pipe per OPSD 1820 according to CSA A257.2 Class 60 with rubber gaskets or
 - Type PSM polyvinyl chloride (PVC) pipe with elastomeric gasketed bell and spigot type joints as per OPSD 1841 and CSA B182.2.
- GRADING**
- Finished surfaces shall be at a minimum grade of 2% unless otherwise noted.
 - Positive drainage away from the building shall be achieved.

- 150mm of granular "A" shall be supplied and installed under all steps, decks, and porches unless otherwise specified.
 - Side slopes shall be a maximum slope of 3:1 unless otherwise noted.
 - All existing elevations and grades are to be verified by the contractor prior to grading.
 - Utilities are to be located prior to construction
 - All ground surfaces shall be graded to prevent ponding and without low areas except where approved swale or catchbasin outlets are provided.
 - Maximum hard surface grades are to be 5.0% unless otherwise noted.
 - Conflicts between the architectural drawings and grading shall be brought to the attention of the contract administrator.
 - The contractor is responsible for reviewing proposed grades with conflicts regarding the proposed structures.
 - Sub-grade shall be graded at a minimum of 2%, until a lower ditch is encountered or the existing surface drains away from the sloped sub-grade.
 - Grades are to match the adjacent properties unless otherwise noted.
 - All driveway curbing within 0.6m of a city sidewalk is to be depressed to the elevation of the sidewalk.
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LEGEND

---	PROPOSED STORM WATER
---	PROPOSED SANITARY
---	PROPOSED WATERMAIN
---	PROPOSED SWALE
---	EXISTING SANITARY
---	EXISTING STORM
---	EXISTING WATER
---	EXISTING GAS
---	EXISTING BELL CABLE
---	EXISTING UNDG. HYDRO
---	EXISTING FENCE
---	EXISTING CB, DCB
---	EXISTING STORM MH, CB/MH
---	EXISTING SANITARY MH
---	EXISTING HYDRANT, VALVE
---	EXISTING DECIDUOUS, CONIFEROUS TREE
---	EXISTING LIGHT STANDARD
---	BENCHMARK
---	BORHOLE
---	WELL
---	EXISTING GRADE
---	PROPOSED GRADE
---	PROPOSED SWALE GRADE



Professional Engineer

K.M. NEUSEN
10055532
PROFESSOR OF CIVIL

No.	Revision/Date	Date

Forefront Engineering Inc.

1329 Gardiners Road, Suite 210
Kingston, ON, Canada K7P 0L8
506-334-0100 ext. 1888 884-9392 fax.

Date: **STEPHEN BURNETT**

Project: **310 SYDENHAM STREET**

Drawings: **SERVING & GRADING PLAN**

Drawn by:	Checked by:	Project No.:
LJP	BBB	
Revised by:	Approved by:	Drawing No.:
BBB	BBB	
Date:	Scale:	
JUNE 2021	1:50	

CI



COMPILED SKETCH PREPARED FOR
ACAD FILE OF BUILDING LOCATION
SURVEY PREPARED BY
GRANGE W. ELLIOTT LTD. AT
310 SYDENHAM STREET, KINGSTON
DATED FEB. 16, 1988
FILE: 43 C3663
IMPERIAL DISTANCE HAVE BEEN
CONVERTED TO METRIC

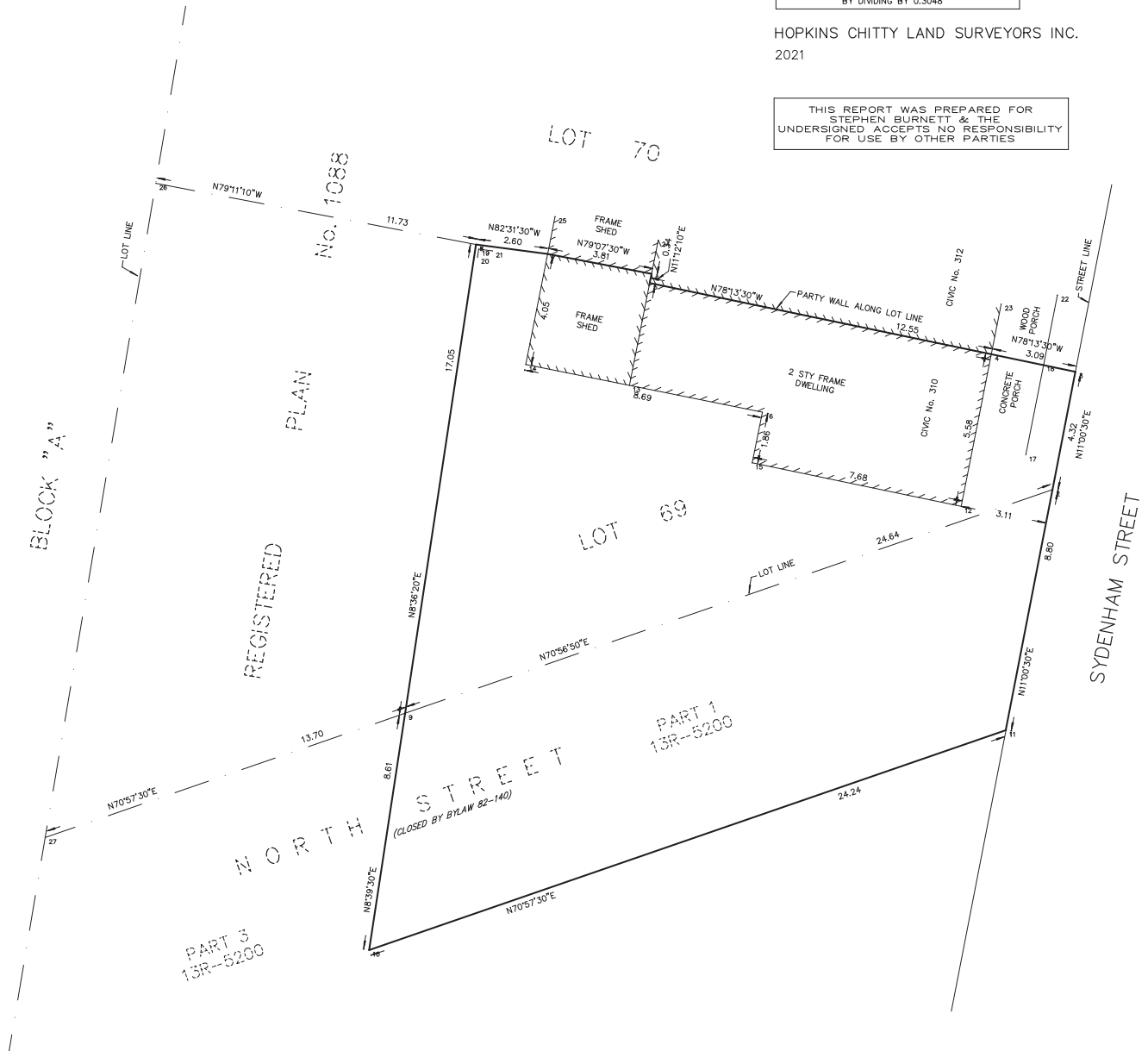
SCALE: 1 : 100



METRIC
DISTANCES & COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

HOPKINS CHITTY LAND SURVEYORS INC.
2021

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STEPHEN BURNETT & THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES



CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL
NOT BE USED EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK.

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DATED APRIL 29, 2021

HOPKINS CHITTY LAND SURVEYORS INC.
1224 GARDINERS ROAD, SUITE 102
KINGSTON, ONTARIO K7P 0G2
(613) 389-7986 (fax) 384-3513 www.hopkinschitty.com

FILE: RP1088- 69,70 2021-0313 SKETCH