



**City of Kingston
Committee of Adjustment
Meeting Number 02-2022
Agenda**

**Monday, January 17, 2022 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 01-2022 held on Monday December 13, 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 and Consent

File Number: D10-031-2021 & D13-072-2021

Address: 1229 and 1233 Westbrook Road

Owner: Jeff Locke

Applicant: Jeff Locke

The Report of the Commissioner of Community Services (COA-22-001) is attached.

Schedule Pages 1 – 34

Recommendation:

That minor variance application, File Number D13-072-2021 for the property located at 1229 and 1233 Westbrook Road to reduce the minimum interior side yard requirement of 1.2 metres to recognize the common party wall at 0 metres, be approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-22-001; and

That consent application, File Number D10-031-2021, to sever along the common party wall of the semi-detached dwelling to create an 836 square metre parcel of land with 13.7 metres of road frontage on Westbrook Road containing the northern unit (1233 Westbrook Road) and retain a 836 square metres parcel of land with 13.7 metres of road frontage on Westbrook Road (1229 Westbrook Road), be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-22-001.

b) Application for: Consent

File Number: D10-037-2018 and D10-045-2020

Address: 2539 Isle of Man Road

Owner: Kenneth Paul

Applicant: Kenneth Paul

The Report of the Commissioner of Community Services (COA-22-015) is attached.

Schedule Pages 35 – 68

Recommendation:

That consent application, File Number D10-037-2018, to sever a 2.2-hectare parcel of land with 90 metres of road frontage on Isle of Man Road, be provisionally approved subject to the conditions included in Exhibit A (Recommended Conditions) to Report Number COA-22-015; and

That consent application, File Number D10-045-2020, to sever a 2-hectare parcel of land with 90 metres of road frontage on Isle of Man Road, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions) to Report Number COA-22-015.

c) Application for: Minor Variance

File Number: D13-062-2021 and D13-063-2021

Address: 29 and 31 Rideau Street

Owner: 2643573 Ontario Limited (Steven Mann)

Applicant: Youko Leclerc-Desjardins, Fotenn Consultants Inc.

The Report of the Commissioner of Community Services (COA-22-019) is attached.

Schedule Pages 69 – 89

Recommendation:

That minor variance application, File Number D13-062-2021, for the property located at 29 Rideau Street to reduce the parking requirement for a second residential unit to zero spaces, be approved; and

That minor variance application, File Number D13-063-2021, for the property located at 31 Rideau Street to reduce the parking requirement for a second residential unit to zero spaces, be approved; and

That approval of the applications be subject to the conditions attached as Exhibits A and B (Recommended Conditions) to Report Number COA-22-019.

d) Application for: Minor Variance & Interpretation of Use

File Number: D13-073-2021

Address: 1025 Innovation Drive

Owner: The Corporation of the City of Kingston

Applicant: FOTENN Planning & Design

The Report of the Commissioner of Community Services (COA-22-018) is attached.

Schedule Pages 90 – 121

Recommendation:

That the application for interpretation of use, File Number D13-073-2021, for the property located at 1025 Innovation Drive to further define the 'public recreation facility' in the Business Park Exception One (BP-1) Zone to include a 'private recreation facility', be approved; and,

That minor variance application, File Number D13-073-2021, for the property located at 1025 Innovation Drive to permit a reduction in parking requirements, an increase in height and a deviation in the distance between buildings, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-018.

e) Application for: Minor Variance

File Number: D13-048-2021

Address: 162 Division Street

Owner: 162 Division Street GP Ltd.

Applicant: IBI Group (Mark Touw)

The Report of the Commissioner of Community Services (COA-22-014) is attached.

Schedule Pages 122 – 148

Recommendation:

That minor variance application, File Number D13-048-2021, for the property located at 162 Division Street to introduce 8 residential units, add a third floor, and reconfigure the parking area, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-014.

f) Application for: Minor Variance

File Number: D13-075-2021

Address: 1660 Sydenham Road

Owner: Self Storage Matters Inc.

Applicant: IBI Group

The Report of the Commissioner of Community Services (COA-22-021) is attached.

Schedule Pages 149 – 165

Recommendation:

That minor variance application, File Number D13-075-2021, for the property located at 1660 Sydenham Road to reduce the minimum loading and parking spaces requirement for the proposed five, 1-storey self-storage buildings comprised of approximately 3,372 square metre of gross floor area, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-021.

g) Application for: Minor Variance

File Number: D13-009-2021

Address: 4336 Bath Road

Owner: Eamonn Flynn & Rhona Flynn

Applicant: Eamonn Flynn

The Report of the Commissioner of Community Services (COA-22-011) is attached.

Schedule Pages 166 – 188

Recommendation:

That minor variance application, File Number D13-009-2021, for the property located at 4336 Bath Road to build a 92.9 square metre 2 storey single family dwelling, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-011.

h) Application for: Minor Variance and Consent

File Number: D10-037-2021, D13-069-2021 and D13-070-2021

Address: 398 Victoria Street

Owner: 423307 Ontario Limited

Applicants: Daniel Welsh, Amber Peak Developments Inc. & Youko Leclerc-Desjardins, FOTENN Consultants Inc.

The Report of the Commissioner of Community Services (COA-22-022) is attached.

Schedule Pages 189 – 219

Recommendation:

That consent application, File Number D10-037-2021, to sever a 371 square metre lot from the 821 square metre subject property, leaving a 450 square metre retained lot, and to designate an easement for the shared driveway to the

proposed parking in the rear yard, be provisionally approved subject to the conditions included in Exhibit A (Recommended Conditions – Consent) to Report Number COA-22-022; and

That minor variance application, File Number D13-069-2021 for the property located at 398 Victoria Street to vary the minimum lot area, and minimum aggregate side yard zoning provisions for the existing dwelling on the retained lot, and to alleviate the requirement to provide both an entry lane and an exit lane to the parking area and to have one single access lane be Approved subject to the conditions attached as Exhibit B (Recommended Conditions – Minor Variance) to Report Number COA-22-022; and

That minor variance application, File Number D13-070-2021 for the property located at 398 Victoria Street to vary the minimum interior yard setback, building depth, and exterior wall height zoning provisions for the proposed dwelling on the severed lot, and to alleviate the requirement to provide both an entry lane and an exit lane to the parking area and to have one single access lane to construct a building with a maximum of 8 bedrooms, be approved subject to the conditions attached as Exhibit C (Recommended Conditions – Minor Variance) to Report Number COA-22-022.

9. Motions

10. Notices of Motion

11. Other Business

12. Correspondence

13. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled on Monday, February 14, 2022 at 5:30 p.m.

14. Adjournment