



**City of Kingston
Report to Committee of Adjustment
Report Number COA-22-018**

To: Chair and Members of the Committee of Adjustment
From: Ian Clendening, Senior Planner
Date of Meeting: January 17, 2022
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

Council Strategic Plan Alignment:

Theme: 5. Foster healthy citizens and vibrant spaces

Goal: 4.2 Foster Innovative arts, culture and social enterprises

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variances for the property located at 1025 Innovation Drive. The applicant is proposing a recreation facility consisting of a 'clubhouse' building; and two air-supported structures intended to accommodate six tennis courts in one and 18 pickleball courts in the other. In order to accommodate the proposed development, the Committee is being asked to confirm that the proposed use conforms with the uses permitted in the by-law pursuant to Section 45(2)(b) of the *Planning Act*, together with a request for relief from certain provisions of the Zoning By-Law including: an increase in height; a reduction/increase in the distance between buildings; a reduction in the size and number of parking stalls pursuant to Section 45(1) of the *Planning Act*.

The subject property is currently undeveloped located at the south-east corner of Innovation Drive and Machin Park Lane and forms a part of the St. Lawrence Business Park Subdivision. The site has an area of approximately 1.62 hectares and has approximately 130.0 metres of

January 17, 2022

Page 2 of 14

frontage on Innovation Drive and approximately 125.3 metres of frontage on Machin Park Lane. The surrounding area is characterized by recently established business park industrial development and open space areas, with an express transit stop (602) located approximately 250 metres to the west of the property. The property is designated Business Park Industrial in the Rideau Community Secondary Plan of the City of Kingston Official Plan, and is Zoned Business Park Exception One (BP-1) in Zoning By-Law Number 32-74.

In addition to the Committee's powers to permit 'minor variances' to a Zoning By-Law set out in Section 45(1) of the *Planning Act*, Section 45(2)(b) provides that, "where the uses of land, buildings or structures permitted in the by-law are defined in general terms, may permit the use of any land, building or structure for any purpose that, in the opinion of the committee, conforms with the uses permitted in the by-law." The BP-1 Zoning permits a "Public Recreation Facility", a term that does not appear anywhere else in the Zoning By-Law, whereas the applicant proposes to develop a "private" recreation facility. Unlike s. 45(1), there is no four part test set out in Section 45(2)(b). The section merely states that if the uses permitted in the governing by-law are defined in general terms, additional uses may be permitted as long as the Committee is of the opinion they conform with the uses permitted. The use proposed conforms with the uses permitted in the Zoning By-Law and represents good planning.

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 32-74. 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: Reduction in Required Parking

By-Law Number 32-74: Section 21A(3)(a)(iii)(b)

Requirement: 5.0 per 100 square metres of Gross Floor Area, or 1 stall per 7 fixed seats (every 0.5 metres of bench seating equals a fixed seat) whichever is greater. [Resulting in 322 Parking Stalls]

Proposed: 1.77 per 100 square metres of Gross Floor Area [Resulting in 114 Parking Stalls]

Variance Requested: 3.23 per 100square metres of Gross Floor Area [Reduction of 208 Parking Stalls]

Variance Number 2: Reduction in Required Parking Dimensions

By-Law Number 32-74: Section 5(14)(a)

Requirement: 2.75 metres in width

Proposed: 2.7 metres in width

Variance Requested: .05 metres

Variance Number 3: Increase in Height

By-Law Number 32-74: Section 21A(2)(i)

Requirement: A maximum of 12 metres or 2 storeys, whichever is the lesser

Proposed: 14 metres

Variance Requested: 2 metres

January 17, 2022

Page 3 of 14

Variance Number 4: Distance Between Buildings on a Lot

By-Law Number 32-74: Section 21A(2)(j)

Requirement: [. . .] the distance between buildings shall be equal to the average height of the buildings concerned, but in no case shall the distance between buildings be less than 6 metres. [Resulting in distances of 11 metres (Clubhouse-Tennis); 13.1 metres (Tennis-Multi-Use); and 10.1 metres (Clubhouse-Multi-Use)].

Proposed: 3.1 metres (Clubhouse-Tennis); 14.2 metres (Tennis-Multi-Use); and 13.9 metres (Clubhouse-Multi-Use)

Variance Requested: -7.9 metres (Clubhouse-Tennis); +1.1 metres (Tennis-Multi-Use); and +3.8 metres (Clubhouse-Multi-Use).

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.

January 17, 2022

Page 4 of 14

Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

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

January 17, 2022

Page 5 of 14

Options/Discussion:

On November 26, 2021, a minor variance application was submitted by Kody Kazda, on behalf of the owner, The City Of Kingston, with respect to the property located at 1025 Innovation Drive. The variances are requested to permit the use of the property as a “private” recreational facility whereas the Zoning By-Law permits a “public recreation facility”; and, to permit a reduction in the number of parking stalls, and the width of the stalls; and further, to permit an increase in the permitted height of the buildings which, in part, consist of two air supported structures and their placement closer/further from one another than otherwise permitted.

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

- Concept Plan;
- Conceptual Floor Plans;
- Conceptual Elevations;
- Grading and Servicing Plan;
- Stormwater Management Plan;
- Tree Inventory; and
- Site Plan (Exhibit G)

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 located on Innovation Drive within the St. Lawrence Business Park and is situated approximately 680 metres east of the intersection with Highway 15 which separates the residential subdivisions to the west with the commercial and business park development to the east. The City of Kingston’s John Machin Soccer Park is located immediately south while lands designated Environmental Protection Area are located further west.

The site has an area of approximately 1.62 hectares and has approximately 130.0 metres of frontage on Innovation Drive and approximately 125.3 metres of frontage on Machin Park Lane. The surrounding area is characterized by recently established business park industrial development and open space areas including the John Machin Soccer Park to the south. Full municipal water and wastewater services exist at this location and an express transit stop (602) is located approximately 250 metres to the west of the property. The property is designated Business Park Industrial in the Rideau Community Secondary Plan of the City of Kingston Official Plan and is Zoned Business Park Exception One (BP-1) in Zoning By-Law Number 32-74.

January 17, 2022

Page 6 of 14

Application (Permission)

As stated in Subsection 45(2)(b) of the *Planning Act*, that in addition to the powers of the Committee of Adjustment under subsection 45(1), the Committee, upon any such application, where the uses of land, buildings or structures permitted in the by-law are defined in general terms, may permit the use of any land, building or structure for any purpose that, in the opinion of the committee, conforms with the uses permitted in the by-law.

In determining whether to permit a use under Section 45(2)(b), the test is not one of reasonableness; rather, the test is established by the statutory criteria of:

- 1) Whether the proposed use conforms to the uses permitted
- 2) Whether the proposed use represents good land use planning

As set out in the wording of the *Planning Act*, an application under 45(2)(b), may be made where the “uses of land [. . .] are defined in general terms”. Section 21A(1) establishes “a public recreation facility” as a permitted use within the Business Park (BP) Zone; however this use is not defined in the Zoning By-Law but suggests recreation facility operated by a public entity or simply open to the general public. Under the principles of statutory interpretation, where a word or phrase is not defined, the ordinary or plain use of the language would apply. Given this broad definition under the plain use of the phrase, the “public recreation facility” permitted in the Zoning By-Law is defined generally, and the Committee is empowered under Section 45(2)(b) to adjudicate whether a proposed use “conforms with the uses permitted.”

Whether the proposed use conforms to the uses permitted:

The proposed privately run recreation facility would not operate differently in any substantive way from that of a public recreation facility both in terms of time-of-use, and the amount of traffic generated. Similarly, the differentiation between a public and private recreation facility does not result in any difference in built form. With little to no differentiation between a public and private recreation facility, Staff believe the private recreation facility conforms to that of a public recreation facility.

Whether the proposed use represents good land use planning:

The proposed facility fits into both the surrounding Business Park uses as well as the recreational facilities immediately south. There is no anticipated negative impact as a result of the proposed use and would provide a valuable community amenity.

Application (Minor Variance)

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:

January 17, 2022

Page 7 of 14

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 Business Park Industrial in the Rideau Community Secondary Plan of 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;

The Strategic Policy Direction of the Official plan directs that most growth to occur within the Urban Boudnary where development will be directed to achieve greater sustainability through, among other things, encouraging a mix of land uses that provide for employment, education, personal service and convenience retail in close proximity to residential land uses, subject to compatibility matters as outlined. The proposed recreational facility will compliment the existing amenities in the area and would service both the local Rideau Community as well as the broader Kingston Area.

Consistent with the Strategic Policy Direction and the Goals of the Rideau Community Secondary Plan, the proposed development is compatible with the existing and proposed adjacent developments which consist largely of business park development and open space and community recreation amenities.

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 proposed development would be located immediately north of the existing City of Kingston's John Machin Soccer Park to the west of the subject property is a water tower while to the north and east are lands awaiting development. The reduction in parking requirements and increase in height and deviations in the required setbacks between buildings would not have an adverse impact or detract from the surrounding Business Park Uses which continue to develop in the area.

January 17, 2022

Page 8 of 14

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;

The proposed reduction in parking from 5 stalls per 100 square metres of Gross Floor Area to 1.77 stalls per 100 square metres of Gross Floor Area would not have a negative impact on the functionality of the site's parking. The stalls required under the Zoning By-law is 322 stalls while the applicant proposes 114 stalls. The variance sought reflects the extent to which the proposed activities (i.e., Tennis & Pickleball) are space intensive. Viewed another way, the proposed 114 parking stalls would accommodate 6.3 parking stalls for each of the 18 courts (i.e., 6 tennis & 12 pickleball) whereas the existing zoning would require 17.8 stalls per court.

Accessible Parking is provided on-site, and further accessibility considerations would be implemented through Site Plan Approval.

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 subject property is not located within a heritage district or adjacent to any designated properties under the *Ontario Heritage Act*. The proposed air supported structure are consistent with the built form expected of a recreational amenity and would complement the visual coherency of the open soccer pitches to the south of the subject lands.

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 protected under the *Ontario Heritage Act* and is not affected by the protected views shown on Schedule 9 of the Official Plan. The site has been cleared of Archaeological potential based on a previous study prepared by Adams Heritage which was approved by the Ministry of Heritage, Sport, Tourism and Culture Industries.

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 subject property is serviced with full municipal water and sewage services and proposes to maintain the current services. Utilities Kingston and Hydro Kingston reviewed the application and have no comments. Any new sewage or hydro service will be addressed through the Building Permit application process.

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;

January 17, 2022

Page 9 of 14

The proposed variances to the performance standards meets the four tests of a Minor Variance as outlined in the *Planning Act*, and described herein and therefore does not require a Zoning By-Law Amendment.

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;

Recommended conditions are included in Exhibit A to this report.

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

The proposal is in keeping and compatible with the existing development in the surrounding area and will not set an undesirable precedent.

The proposal meets the intent of the Official Plan, as the proposed recreational facility as designed 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 Business Park Exception 1 (BP-1) in the City of Kingston Zoning By-Law Number 32-74 as amended (Exhibit F – Zone). Both the Business Park (BP) and the Business Park Exception 1 (BP-1) were created unique to the St. Lawrence Business Park which is located within the Rideau Community Secondary Plan Area. The Zoning contemplates a variety of manufacturing, assembly, and warehouse development as well as other service activities such as restaurants; veterinary establishment; and business offices, with the regulations establishing a built form limited to two stories, or six stories for office and hotel uses. In addition to the limit on the number of stories, height limits are further reinforced with numeric limits of 12 and, in the case of office and hotel uses, 25 metres. The relatively larger height permitted for a two-storey structure is intended to accommodate the manufacturing warehousing and other such uses permitted within the zone which require high ceiling heights for their operation.

Provisions related to setbacks between buildings are intended to create a built form in which properties can be distinguished as being separate from one another by having the buildings on each property locate in close proximity without being too close to one another. Similarly, provisions related to parking are based on typical standards for the category of use which, in the case of a “recreational facility” is determined as the greater of 5 stalls per 100 square metres of gross floor area or 1 stall per 7 fixed seats.

January 17, 2022

Page 10 of 14

Variance Number 1: Reduction in Required Parking

By-Law Number 32-74: Section 21A(3)(a)(iii)(b)
 Requirement: 5.0 per 100 square metres of Gross Floor Area, or 1 stall per 7 fixed seats (every 0.5 metres of bench seating equals a fixed seat) whichever is greater. [Resulting in 322 Parking Stalls]
 Proposed: 1.77 per 100 square metres of Gross Floor Area [Resulting in 114 Parking Stalls]
 Variance Requested: 3.23 per 100 square metres of Gross Floor Area [Reduction of 208 Parking Stalls]

Based on the formula set out in Section 21A(3)(a)(iii)(b), a total of 322 parking stalls are required which is determined based on the proposed Gross Floor Area of 6,437 square metres. The proposed reduction to 114 parking stalls represents a requirement of 1.77 stalls per per 100 square metres of Gross Floor Area. As referenced above, this represents 6.3 parking stalls for each of the 18 courts; whereas the zoning requirement for a 'recreational facility' would result in a requirement of 17.8 stalls for each of the 18 courts.

The proposed 114 parking stalls, or 6.3 stalls per court, should accommodate the parking demand for the specific use inclusive of the parking required due to the changeover of time slots for facility use. Further, given the proposed use, as well as its relative proximity to the nearby residential areas, it is reasonable to assume that some portion of the users would either carpool, walk, or take transit to the facility.

Accordingly, the intent of the Zoning By-Law to have an appropriate amount of parking would be maintained as a result of the parking reduction.

Variance Number 2 Reduction in Required Parking Dimensions

By-Law Number 32-74: Section 5(14)(a)
 Requirement: 2.75 metres in width
 Proposed: 2.7 metres in width
 Variance Requested: 0.05 metres

The Zoning By-Law requires parking stalls measuring 2.75 metres in width to ensure that parking conflicts are minimized. The proposed reduction of 0.05 metres, or 2 inches, would not significantly impact this intent. It is worth mentioning that the proposed length of each stall is increased over the minimum required being 6.0 metres versus the 5.2 metres required under the By-Law.

Accordingly, the intent of the Zoning By-Law to reduce parking conflicts would be maintained as a result of the parking reduction.

January 17, 2022

Page 11 of 14

Variance Number 3: Increase in Height

By-Law Number 32-74: Section 21A(2)(i)

Requirement: A maximum of 12 metres or 2 storeys, whichever is the lesser. Office buildings and hotels shall not exceed a maximum of 25 metres or 6 storeys, whichever is the lesser.

Proposed: 14 metres

Variance Requested: 2 metres

The 12 metre maximum height, to a limit of two storeys, for a building other than an office or hotel use set out in the Zoning By-Law recognizes the unique needs of the manufacturing, warehousing, and assembly plant uses permitted which need added height for such operations, a recreational facility would also benefit from these provisions which would allow for a high dive board for a pool or a climbing wall. In this situation an additional 2 metres is sought over the allowable limit of 12 metres to accommodate the unique design requirements of the proposed air supported structure. The increase in height is unlikely to change the character of the area sought by the Zoning because of both the relatively small increase and because of the arched nature of the structure which differs from a typical building in which the massing projects straight up from the foundation.

Accordingly, the intent of the Zoning By-Law to create a specific built form which recognizes the needs of the permitted uses would be maintained as a result of the increase in height.

Variance Number 4: Distance Between Buildings on a Lot

By-Law Number 32-74: Section 21A(2)(j)

Requirement: [. . .] the distance between buildings shall be equal to the average height of the buildings concerned, but in no case shall the distance between buildings be less than 6 metres. [Resulting in distances of 11 metres (Clubhouse-Tennis); 13.1 metres (Tennis-Multi-Use); and 10.1 metres (Clubhouse-Multi-Use)]

Proposed: 3.1 metres (Clubhouse-Tennis); 14.2 metres (Tennis-Multi-Use); and 13.9 metres (Clubhouse-Multi-Use)

Variance Requested: -7.9 metres (Clubhouse-Tennis); +1.1 metres (Tennis-Multi-Use); and +3.8 metres (Clubhouse-Multi-Use)

The Zoning By-Law establishes a requirement to separate buildings by an amount equal to the average height of the buildings concerned with a minimum distance of 6 metres as a means of containing the development to one area of the lot and having the buildings proportionally relate to one another while also accommodating sufficient width between buildings to, potentially, accommodate vehicle passage between buildings. The proposed air supported structures have an arched structure which minimizes the apparent massing of the buildings while the club house by logical necessity has been situated closer to the one, taller, air supported structure. The proposed buildings work together in a functional manner and do not detract from the visual integrity of the site.

January 17, 2022

Page 12 of 14

Accordingly, the intent of the Zoning By-Law to create a cohesive built form would be maintained as a result of the variances to the required building setbacks.

3) The variances are minor in nature

The proposal and its requested variances are not anticipated to have any negative impacts on the built form or function of the area. The development will not result in a negative impact on the character of the neighbourhood, the streetscape, or off-site parking.

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

The proposed variances would allow for a more logical development of the property given the intended use and structures utilized on the site. The reduction on parking requirements and height and building setbacks would not have any impact on the functionality of the surrounding area.

Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Building Division | <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"/> Kingston Airport |
| <input checked="" 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 |

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. 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 written public concerns or objects received. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

January 17, 2022

Page 13 of 14

Previous or Concurrent Applications

There are no concurrent or relevant historic planning applications on the subject property.

Conclusion

The proposed use conforms to the permitted uses allowed within the Business Park Exception 1 (BP-1) Zone and represents good planning. The requested variances maintain the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 32-74. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variances are minor in nature. As such, the proposed application meets the requirement of 45(2)(b) and all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

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

Municipal

City of Kingston Official Plan

Zoning By-Law Number 32-74

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on January 17, 2022. 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 one 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

January 17, 2022

Page 14 of 14

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 Neighbourhood Context Map (2021)
- Exhibit D Public Notification Map
- Exhibit E Official Plan Map
- Exhibit F Zoning By-Law Number 32-74, Map 4
- Exhibit G Site Plan
- Exhibit H Building Plans & Elevations

Recommended Conditions

Application for minor variance, File Number D13-073-2021

Approval of the foregoing application shall be subject to the following recommended conditions:

1. Limitation (Proposed Use)

That the approved permission applies only to subject site and the private recreation facility as a permitted use under Section 45(2)(b) of the Planning Act.

2. Limitation (Approved Drawings)

That the approved minor variance applies only to the subject lands located at 1025 Innovation Drive for the proposed clubhouse and air-supported recreational structures as shown on the approved drawings attached to the notice of decision.

3. 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.

4. 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.

5. 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 Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the 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 Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8404), the Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132), and the City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.




Planning Services

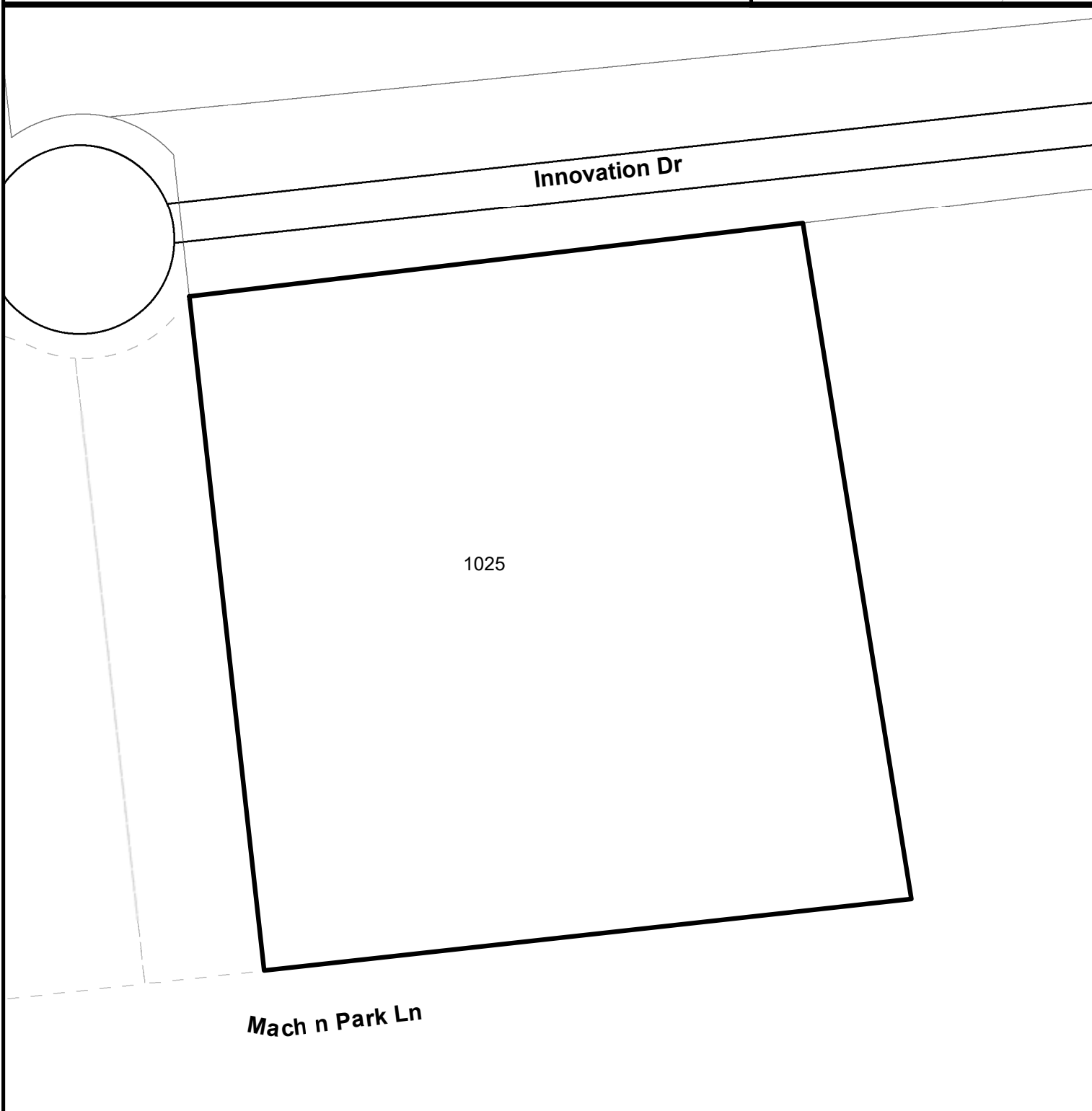
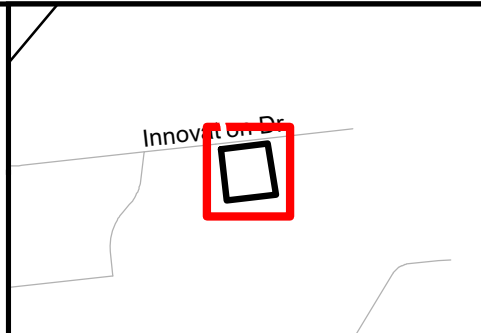
Committee of Adjustment

Key Map

Address: 1025 Innovation Drive

File Number: D13-073-2021

 Lands Subject to Minor Variance





Committee of Adjustment
Neighbourhood Context (2021)

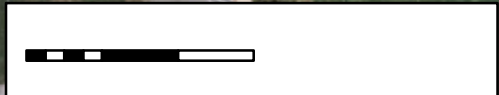
Address: 1025 Innovation Drive
File Number: D13-073-2021

- Subject Lands
- Property Boundaries
- Proposed Parcels



Innovation Dr

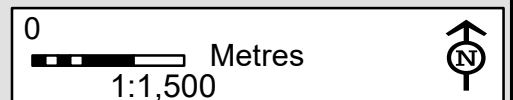
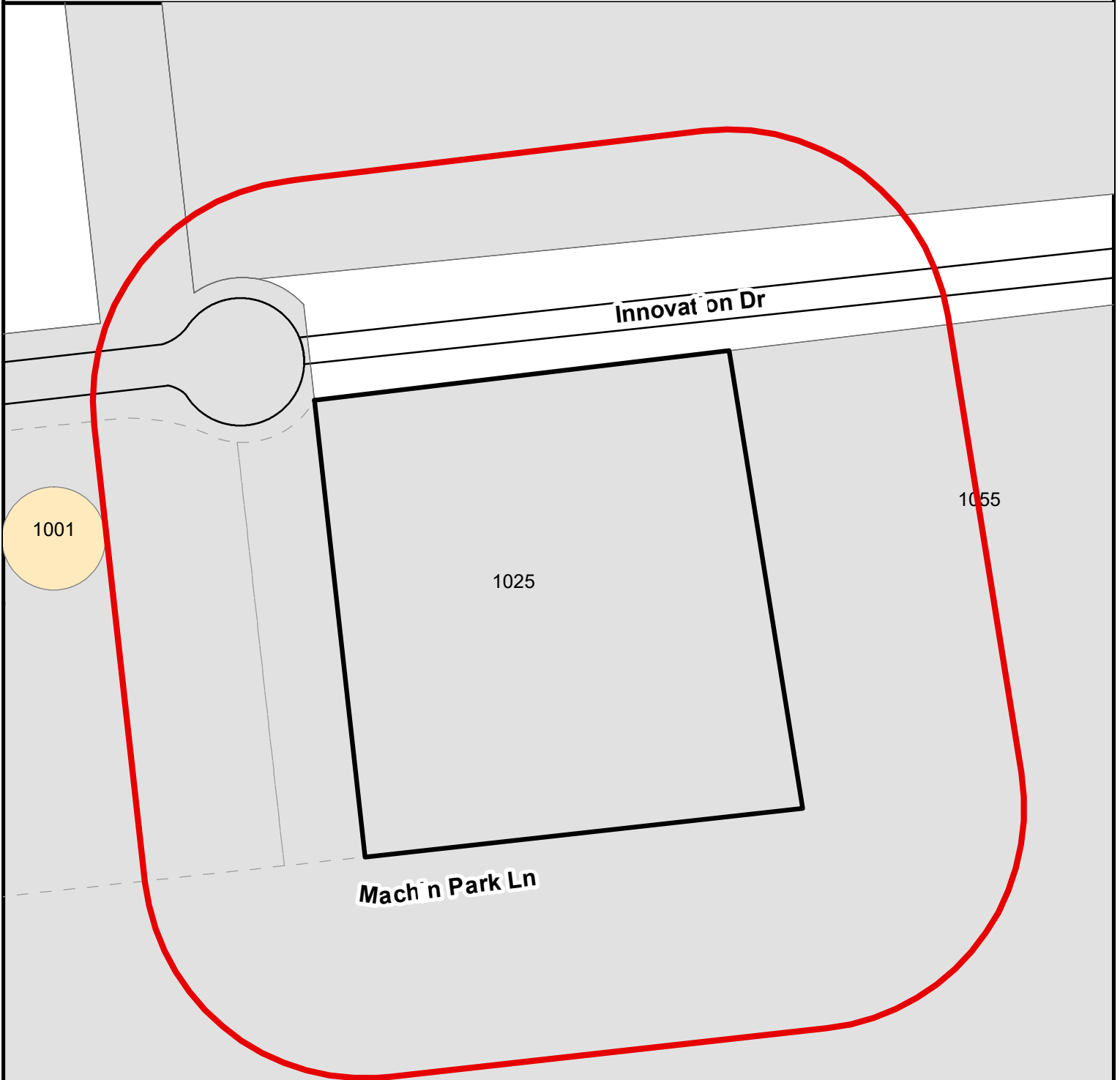
Mach n Park Ln





Committee of Adjustment
Public Notice Notification Map
Address: 1025 Innovation Drive
File Number: D13-073-2021

- 60m Public Notification Boundary
- Subject Lands
- Property Boundaries
- Proposed Parcels
- 1 Properties in Receipt of Notice (MPAC)






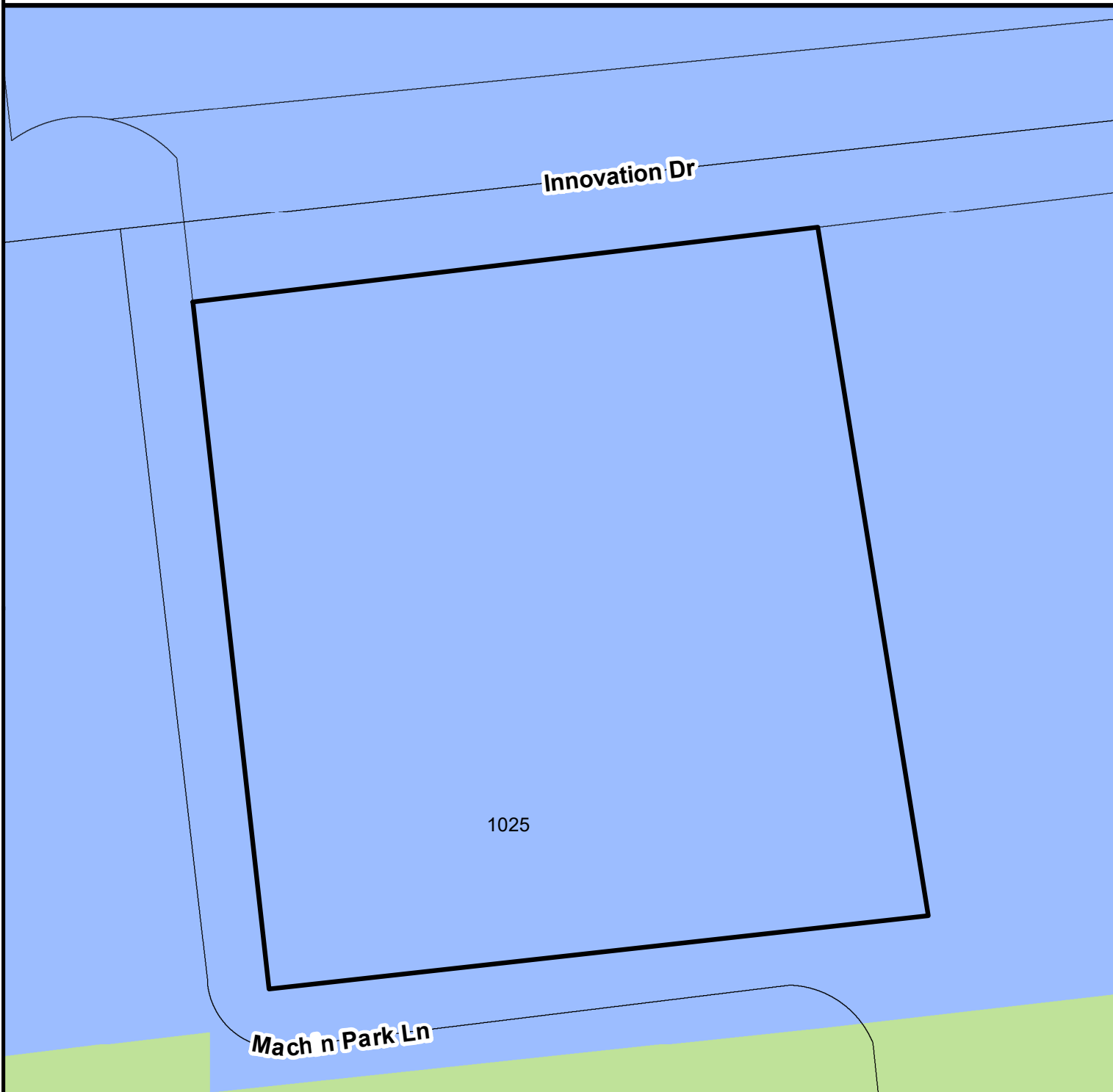


Planning Services

Committee of Adjustment
Official Plan, Existing Land Use

Address: 1025 Innovation Drive
File Number: D13-073-2021

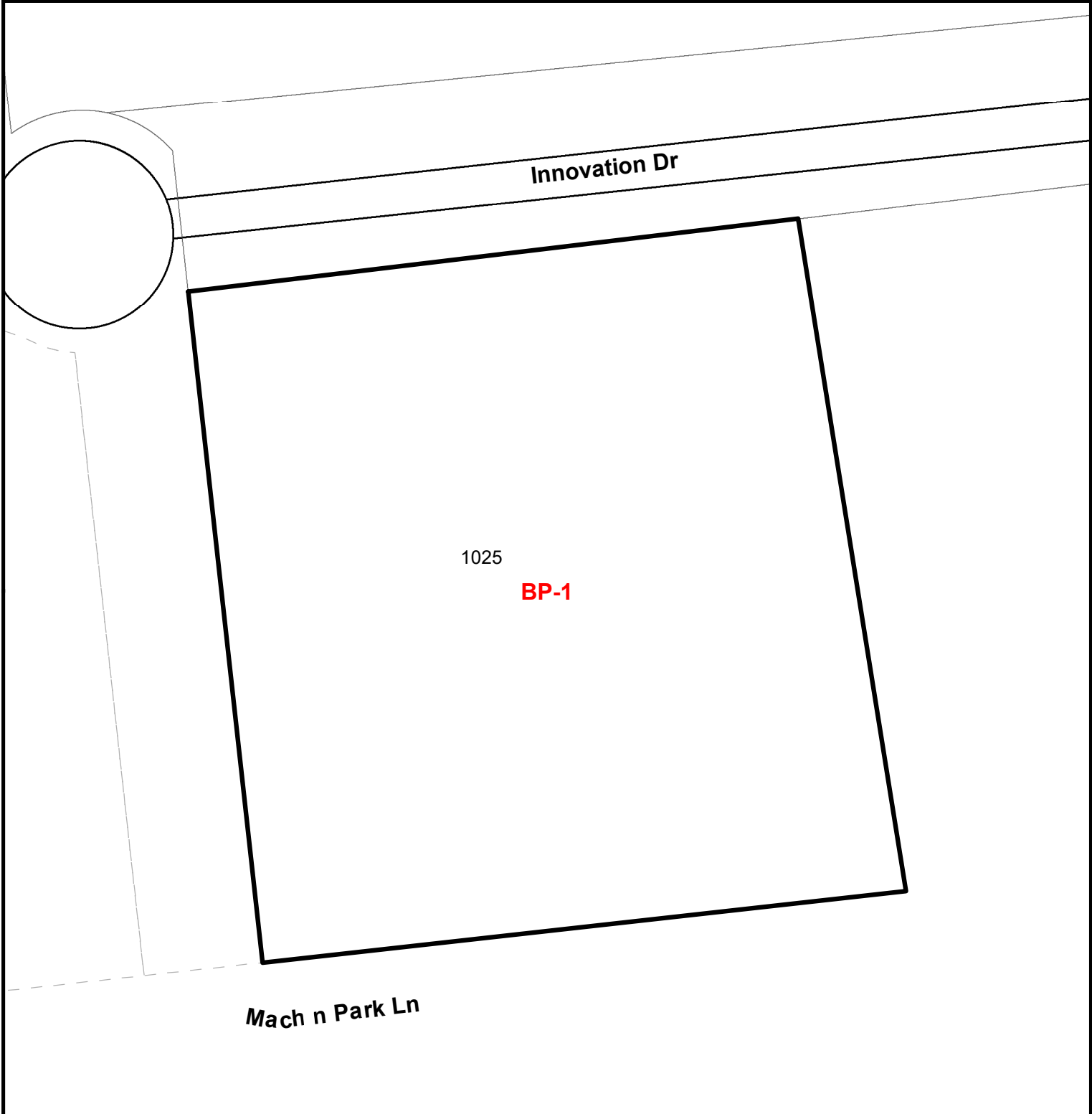
-  Subject Lands
-  BUSINESS PARK INDUSTRIAL
-  OPEN SPACE

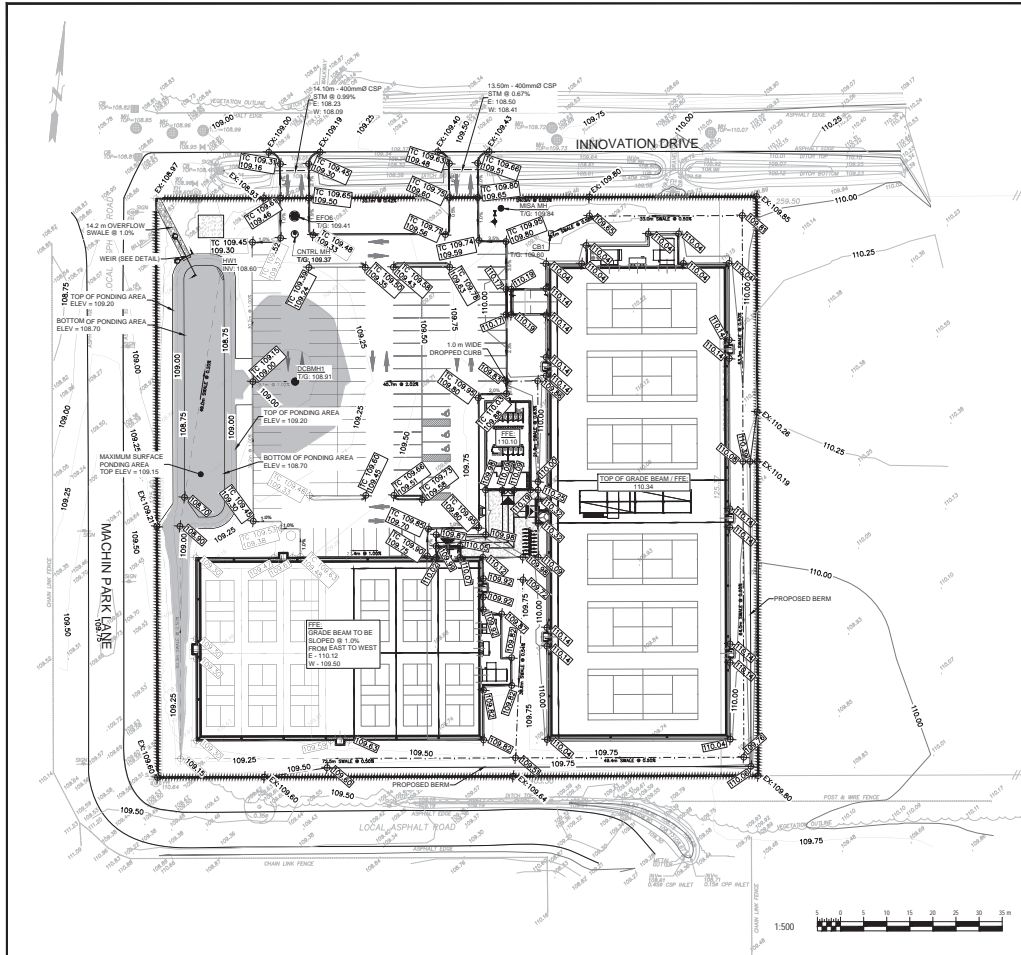




Committee of Adjustment
Existing Zoning - By-law 32-74, Map 4
Address: 1025 Innovation Drive
File Number: D13-073-2021

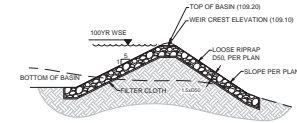
- Subject Lands
- Consolidated Zoning





PONDING AREA OUTFALL TABLE						
TOP OF BASIN	BTM OF BASIN	100% WSE	DRIFICE SIZE (mm)	DRIFICE INV. ELEV.	WEIR ELEV.	D50 (mm)
109.20	108.75	109.15	99	107.75	109.10	200

*DRIFICE LOCATED IN CENTRE MP



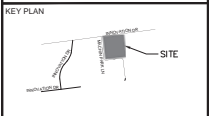
WEIR SECTION DETAILS
N.T.S.

CLIENT
2858232 ONTARIO INC.

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ISSUES	DESCRIPTION	DATE
1	FOR SITE PLAN CONTROL	2021-11-09
2	UPDATE CIVIC ADDRESS	2021-11-12

FOR REVIEW



LEGEND:

- EXISTING GRADE TO REMAIN
- PROPOSED GRADE
- PROPOSED TOP OF CURB GRADE / ASPHALT GRADE
- MAXIMUM SURFACE PONDING AREA



PRIME CONSULTANT
E. J. ALLEN

PROJECT
KINGSTON RACQUET SPORTS FACILITY
1025 INNOVATION DRIVE
KINGSTON, ON

PROJECT NO: 135886
SCALE: 1:500
DRAWN BY: CA
CHECKED BY: BT
PROJECT MGR: BT
APPROVED BY: CA

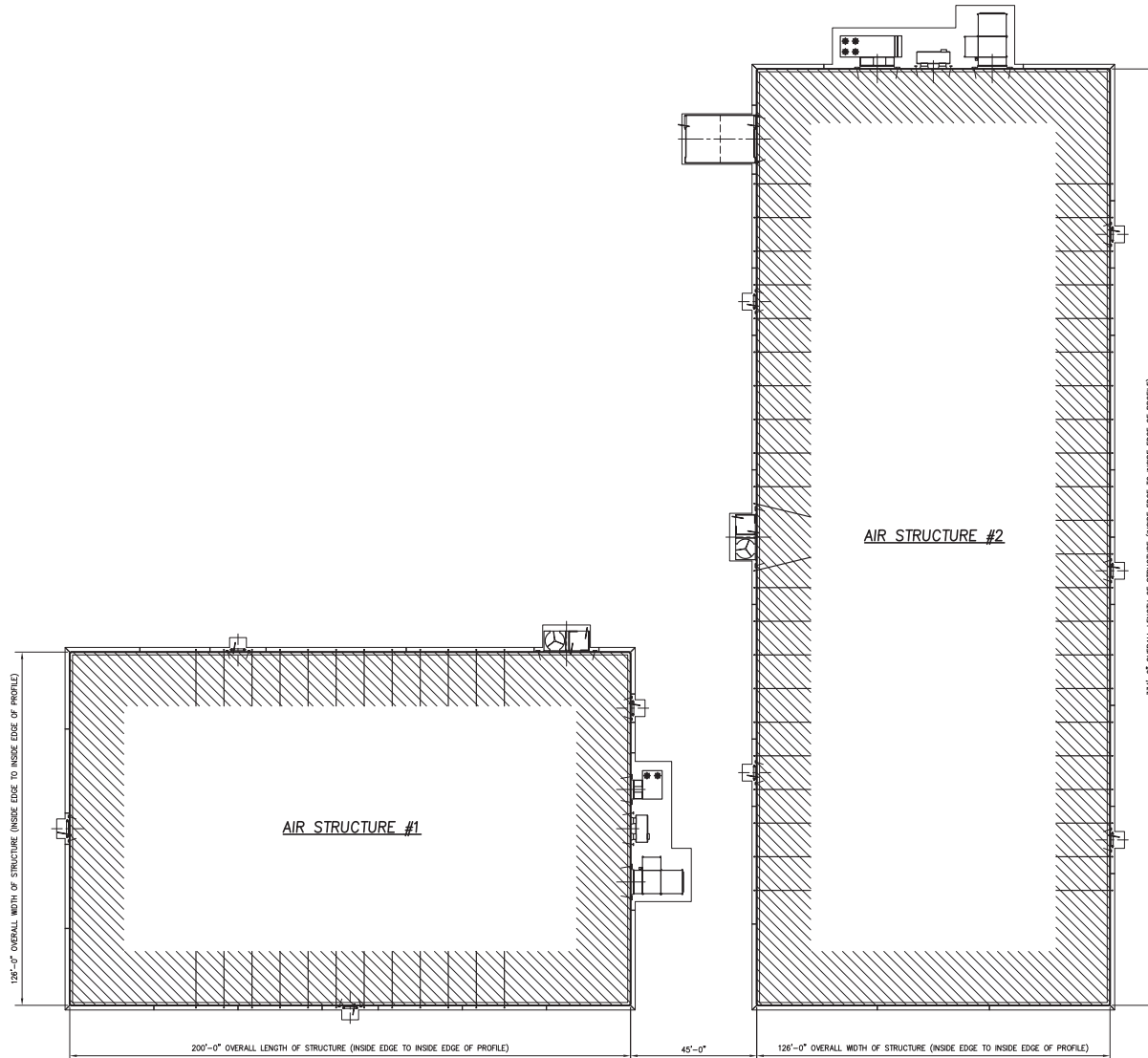
SHEET TITLE
GRADING PLAN

SHEET NUMBER
C300

ISSUE
2

- TEMPORARY EROSION AND SEDIMENT CONTROLS**
- INSTALL SILT FENCE AT THE DOWNSLOPE SIDE OF DISTURBED AREAS, PRIOR TO THE START OF CONSTRUCTION.
 - STOCKPILES SHALL BE CONTAINED BY SILT FENCES ON THE DOWNSLOPE SIDES.
 - TEMPORARY SWALES WITH CHECK DAMS ARE TO BE CONSTRUCTED PRIOR TO THE BEGINNING OF SITE GRADING, AS REQUIRED.
 - THE ACCUMULATED SILT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION AND VEGETATED IN THE LOCATIONS APPROVED BY THE CITY AND CROWN.
 - ALL EXPOSED SOILS ARE TO BE STABILIZED AND VEGETATED AS SOON AS POSSIBLE USING 500 APPLICATION ON 100% OF TOPSOIL, AS DIRECTED BY THE ENGINEER.
 - ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED ON SITE AS DETERMINED BY THE ENGINEER.
 - NO CONSTRUCTION ACTIVITY/MACHINERY SHALL INTRUDE BEYOND THE SILT FENCE OR PROPERTY LIMIT EXCEPT WHERE NECESSARY TO COMPLETE WORKS ALONG INNOVATION DRIVE. ALL INTRUSIONS ARE TO BE KEPT TO A MINIMUM AND MUST BE APPROVED WITH THE ENGINEER PRIOR TO INTRUSION BEYOND PROPERTY LIMITS. ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA DESIGNATED ENTRANCES.
 - ALL REQUIRED AREAS THAT ARE NOT OCCUPIED BY BUILDINGS, ROADS, SIDEWALKS, DRIVEWAYS, PARKS AND OTHER SERVICES SHALL BE COVERED BY 100% TOPSOIL, AND SOCCERSEEDED IMMEDIATELY AFTER COMPLETION OF FINAL GRADING OPERATIONS, AS DIRECTED BY THE ENGINEER.
 - MULTI-PHASE EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRADING. MUST BE INSPECTED ON A REGULAR BASIS AFTER EVERY RAINFALL EVENT, AND MUST BE CLEANED AND MAINTAINED AS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE SITE.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE REMOVED AFTER CONSTRUCTION GRADING OF THE DEVELOPMENT SITE HAS BEEN ESTABLISHED TO THE CITY'S SATISFACTION. ALL AREAS DISTURBED BY EROSION OR SEDIMENT CONTROL DEVICES ARE TO BE RESTORED WITH 100% TOPSOIL AND SOCCERSEEDED AFTER CONSTRUCTION.
 - THE CONTRACTOR SHALL KEEP PUBLIC ROADWAYS FREE OF DEBRIS DURING CONSTRUCTION. ANY MATERIAL TRACKED FROM THE SITE SHALL BE PROMPTLY REMOVED FROM ROADWAYS AT THE CONTRACTOR'S EXPENSES.

- GENERAL NOTES FOR LOT GRADING**
- ALL LOTS AND BLOCKS FOR PRIVATE USE ON THE LANDS CORRESPONDING TO THIS DESIGN ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PLAN DETAILS AND THESE NOTES.
 - THE DEVELOPER SHALL NOT BE CONSIDERED RESPONSIBLE TO THE CONTRACTOR IN ANY RESPECT FOR THE AMOUNT OF GRADING OR EARTHWORK REQUIRED TO BE PROVIDED BY THE CONTRACTOR DUE TO THE INFORMATION PROVIDED ON THESE DRAWINGS EXCEPT WHERE REQUIRED TO PROMOTE INTERIM DRAINAGE.
 - ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALES ARE PROVIDED.
 - THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALONG SIDE LOT LINES AS REQUIRED TO MAINTAIN THE INTENT OF THE GRADING PLAN. THE CONTRACTOR SHALL COMPLETE THE DRAINAGE SWALES IN THE LOCATIONS AND TO THE GRADES AND ELEVATIONS, DEPTHS AND SECTIONS SPECIFIED ON THE PLAN, PRIOR TO FINAL LANDSCAPING BY THE CONTRACTOR. THE CONTRACTOR SHALL ENSURE THAT THE REQUIRED SWALES ARE CONSTRUCTED IN ACCORDANCE WITH THE GRADING PLAN.
 - ANY EMBANKMENT REQUIRED FOR INTERNAL GRADING IS TO BE COMMENCED ALONG THE INSIDE EDGE OF THE PROPERTY.
 - THE GRADING OF ALL LOTS AND BLOCKS IS TO BE PERFORMED TO PROVIDE FINISHED PERIMETER SURFACES WHICH ARE FLUSH WITH GIVEN STREET LINE, REAR AND SIDE LINE ELEVATIONS.
 - FINAL PERIMETER GRADES FOR A LOT OR BLOCK WHERE NOT OTHERWISE SHOWN HEREON SHALL BE COINCIDENT WITH THE ADJOINING PERIMETER GRADES OF AN ADJACENT LOT OR BLOCK WHICH SHALL HAVE BEEN PREVIOUSLY ESTABLISHED BY OR CONSTRUCTED IN ACCORDANCE WITH A MUNICIPAL SITE PLAN APPROVAL OR DEVELOPER GRADING APPROVAL.
 - MAXIMUM LOT OR BLOCK GRADE SURFACE GRADE AT ANY LOCATION SHALL BE 8.0% WITH EMBANKMENTS (31 MAX) OR RETAINING STRUCTURES PROVIDED AS REQUIRED TO TAKE UP GRADE DIFFERENTIALS IN EXCESS OF SUCH SLOPES.
 - EMBANKMENTS FORMED DURING THE GRADING OF LOTS AND BLOCKS SHALL HAVE THE FOLLOWING MAXIMUM GRADES:
(a) ADJACENT TO DRIVEWAYS OR SWALE SIDE SLOPES - 4:1 MAXIMUM
(b) ELSEWHERE - 3:1 MAXIMUM
 - MAXIMUM DRIVEWAY GRADE TO BE 10.0%. MAXIMUM PARKING AREA (PAVEMENT) GRADES TO BE 6% UNLESS OTHERWISE INDICATED. THE LOT LINE AND CORNER ELEVATIONS SHOWN HEREON ARE GENERALLY THE MINIMUM ELEVATIONS FOR THE SPECIFIED DRAINAGE PATTERNS. ANY ALTERATIONS REQUIRE THE WRITTEN APPROVAL OF THE DESIGN ENGINEER AND THE CITY OF KINGSTON.
 - GIVEN THE PROPOSED BUILDING GRADES MAY BE VARIED TO COMPENSATE FOR DIFFERENCES BETWEEN ASSUMED AND ACTUAL BUILDING DIMENSIONS IN ACCORDANCE WITH THE ESTABLISHED CRITERIA FOR THE DRAINAGE PATTERN, REAR SPECIFIED BUILDING GRADE TO BE ESTABLISHED BY CONTRACTOR TO SUIT BUILDING TYPE HOWEVER ALL GRADING REQUIREMENTS DENTIFIED ON THIS PLAN AND AS REQUIRED BY THE MUNICIPALITY SHALL BE CONFORMED TO.
 - DRIVEWAYS SHALL NOT BE USED AS FRONT LOT DRAINAGE OUTLETS. IF OUTLET IS REQUIRED ON DRIVEWAY SIDE OF LOT, THEN A SODDED SWALE IS TO BE PROVIDED ADJACENT.
 - GRADING AND SODDING OF ADJACENT ROADWAY BULEVARDS WILL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS.
 - INSULATION TO BE PROVIDED OVER FOOTINGS WHERE MINIMUM DEPTH CANNOT BE ACHIEVED.



1 SITE PLAN LAYOUT OF STRUCTURE #1 & #2
SCALE 1/20"=1'-0"

NO.	DATE (DD/MM/YY)	REVISION

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- A -- DETAIL NUMBER
- B -- SHEET WHERE DETAILED

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@EXCELLENCE

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A division of The Foley Group
6 Kerr Crescent
Hullville, ON, Canada N0B 2J0
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Email: main@torontopavillions.com

Creative Space Solutions


CLIENT:
KINGSTON INDOOR RACQUET FACILITY

CLIENT ACCEPTANCE SIGNATURE:

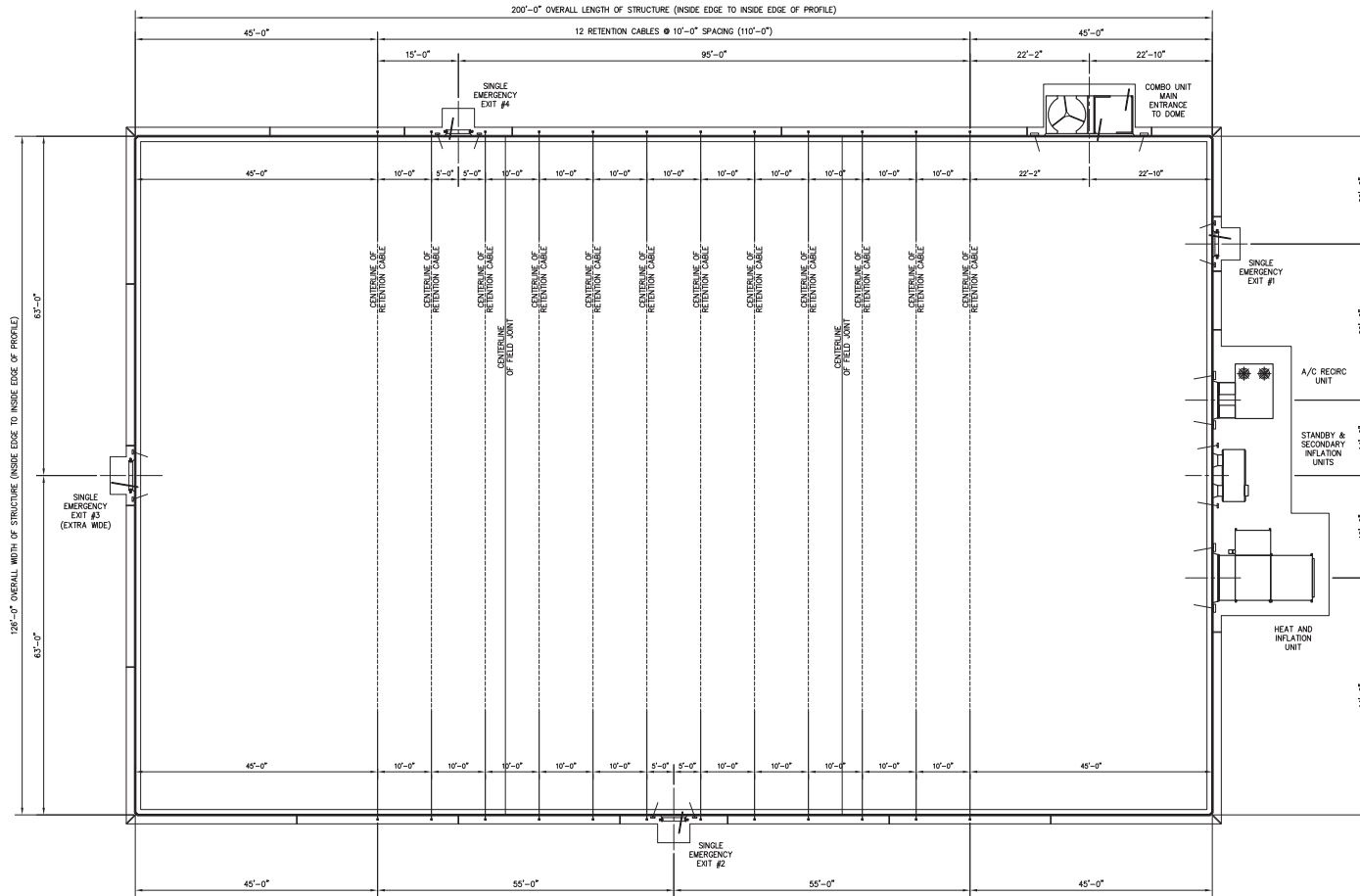
DATE ACCEPTED:
PROJECT:
PROPOSED AIR-SUPPORTED STRUCTURES FOR MULTI-USE

LOCATION:
KINGSTON, ON

DRAWING:
OVERALL SITE LAYOUT

PROJECT NORTH:  ORN BY: C.J.S.
REVIEWED BY:
DATE: OCTOBER 26, 2021
SCALE: NOT TO SCALE

PLAN NORTH:  PROJ. #
DRAWING #
AS1



1 FLOOR PLAN LAYOUT OF STRUCTURE #1 (EXTERIOR VIEW)
AS2 SCALE 3/32"=1'-0"

NO.	DATE (DD/MM/YY)	REVISION

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Fax: 1-888-445-3043
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Creative Space Solutions

CLIENT:

KINGSTON INDOOR
RACQUET FACILITY
-AIR STRUCTURE #1-

CLIENT ACCEPTANCE
SIGNATURE:

DATE ACCEPTED:

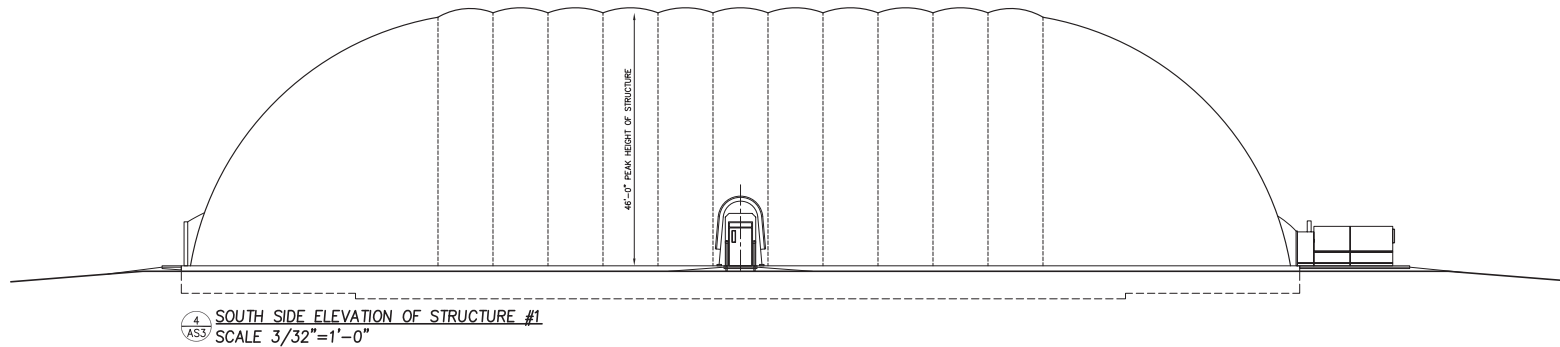
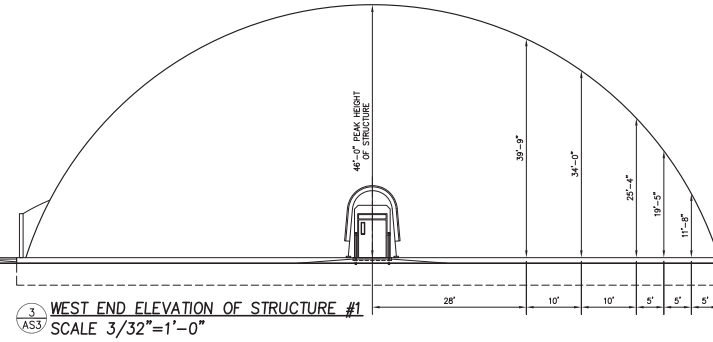
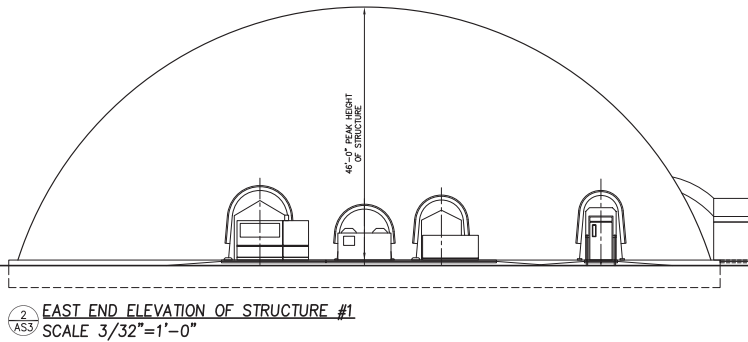
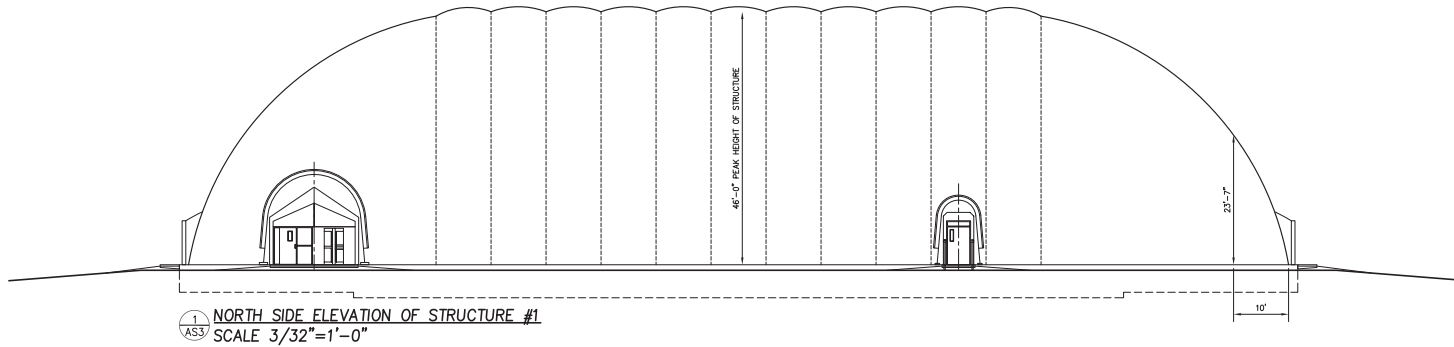
PROJECT:
PROPOSED
AIR-SUPPORTED STRUCTURES
FOR MULTI-USE
(126'-0" x 200'-0" x 40'-0")

LOCATION:
KINGSTON, ON

DRAWING:
EXTERIOR PLAN LAYOUT

PROJECT NORTH: ORN BY: C.J.S.
REVIEWED BY:
DATE: OCTOBER 26, 2021
SCALE: NOT TO SCALE

PLAN NORTH: PROJ. #
DRAWING #
AS2



NO.	DATE (DD/MM/YY)	REVISION

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- A -- DETAIL NUMBER
- B -- SHEET WHERE DETAILED

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TUDOR PARADISE GROUP
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Phone: 1-888-445-3213
Fax: 1-888-445-3043
Email: main@tudorparadise.com

Creative Space Solutions

CLIENT:
KINGSTON INDOOR RACQUET FACILITY - AIR STRUCTURE #1-

CLIENT ACCEPTANCE SIGNATURE:
DATE ACCEPTED:

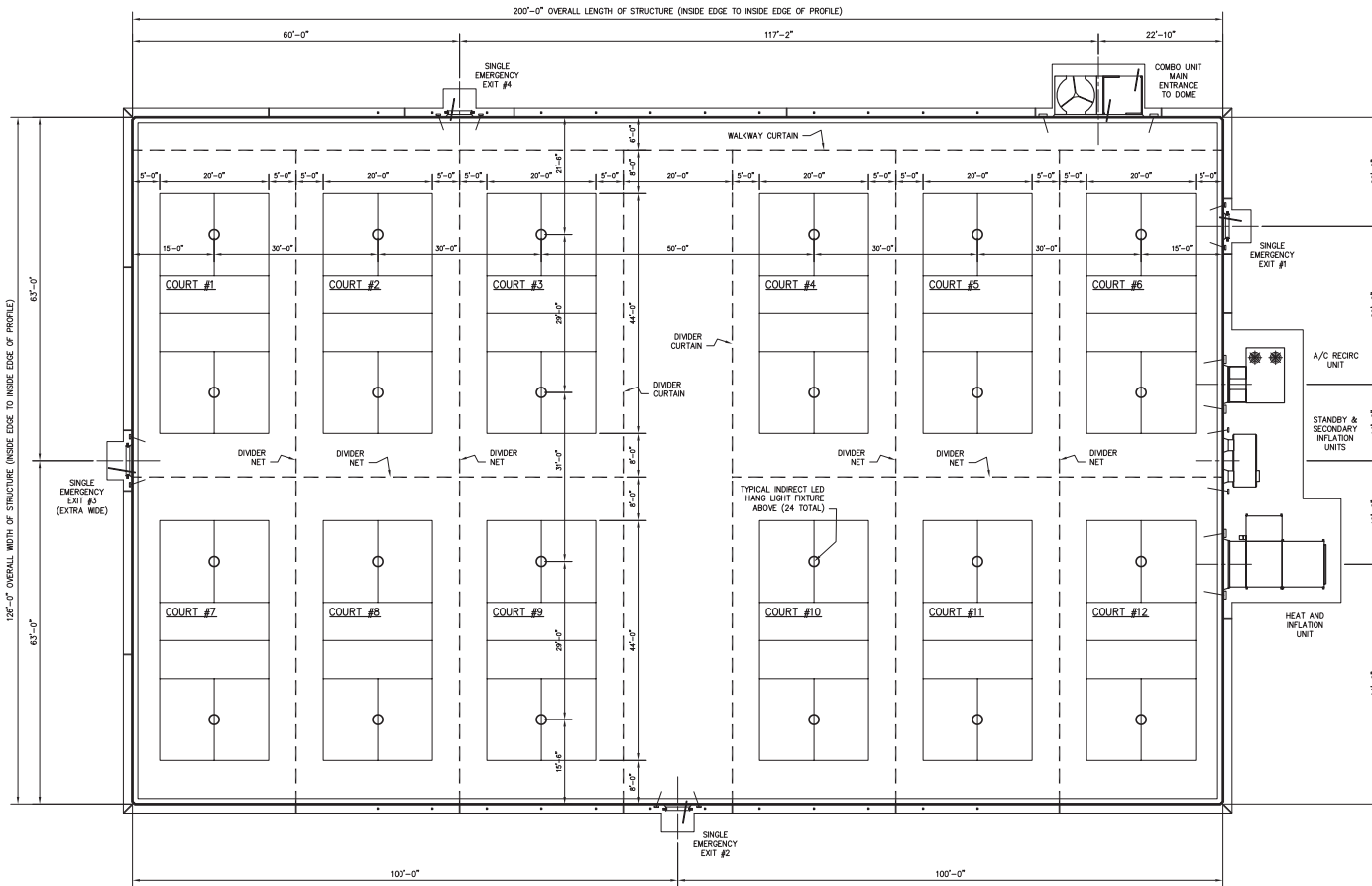
PROJECT:
PROPOSED AIR-SUPPORTED STRUCTURES FOR MULTI-USE (126'-0" x 200'-0" x 40'-0")

LOCATION:
KINGSTON, ON

DRAWING:
ELEVATIONS

PROJECT NORTH:	DRN BY:	C.J.S.
REVIEWED BY:	DATE:	OCTOBER 26, 2021
SCALE:	NOT TO SCALE	

PLAN NORTH:	DRAWING #	AS3
-------------	-----------	------------



1 AS4 FLOOR PLAN LAYOUT OF STRUCTURE #1 (INTERIOR VIEW)
SCALE 3/32"=1'-0"

NO.	DATE (DD/MN/YY)	REVISION

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Email: main@tidewaygroup.com
Creative Space Solutions

CLIENT:
KINGSTON INDOOR RACQUET FACILITY - AIR STRUCTURE #1-

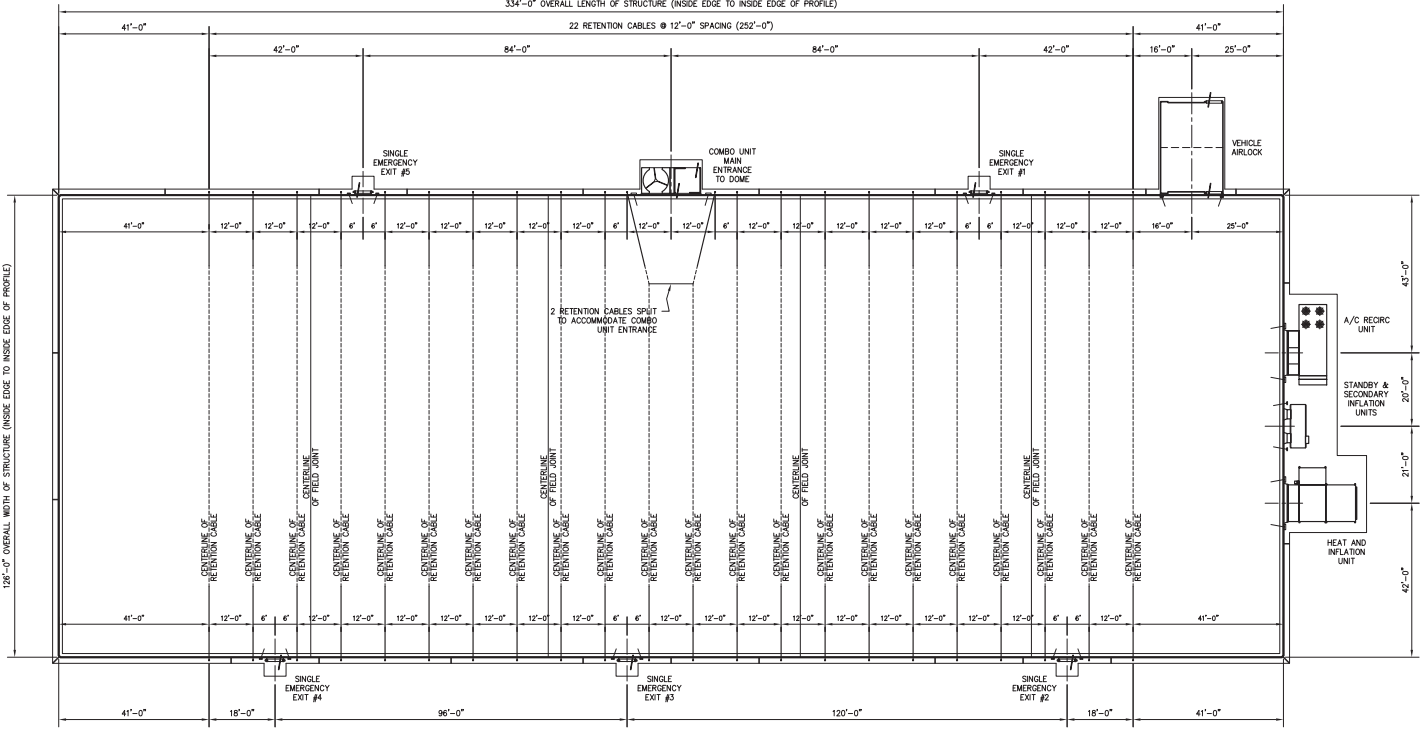
CLIENT ACCEPTANCE SIGNATURE:
DATE ACCEPTED:
PROJECT:
PROPOSED AIR-SUPPORTED STRUCTURES FOR MULTI-USE (126'-0" x 200'-0" x 40'-0")

LOCATION:
KINGSTON, ON

DRAWING:
INTERIOR PLAN LAYOUT

PROJECT NORTH:
DRAWN BY: C.J.S.
REVIEWED BY:
DATE: OCTOBER 26, 2021
SCALE: NOT TO SCALE

PLAN NORTH:
PROJ. #:
DRAWING #:
AS4



1 ASS FLOOR PLAN LAYOUT OF STRUCTURE #2 (EXTERIOR VIEW)
SCALE 1/16"=1'-0"

Title Block - Construction Drawings and Catalog Platforms / 1-2-20 - Rev. 1 - April 22

NO.	DATE (DD/MM/YY)	REVISION

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Creative Space Solutions

CLIENT:

**KINGSTON INDOOR
RACQUET FACILITY
-AIR STRUCTURE #2-**

CLIENT ACCEPTANCE
SIGNATURE:

DATE ACCEPTED:

PROJECT:
**PROPOSED
AIR-SUPPORTED STRUCTURES
FOR TENNIS
(126'-0" x 334'-0" x 40'-0")**

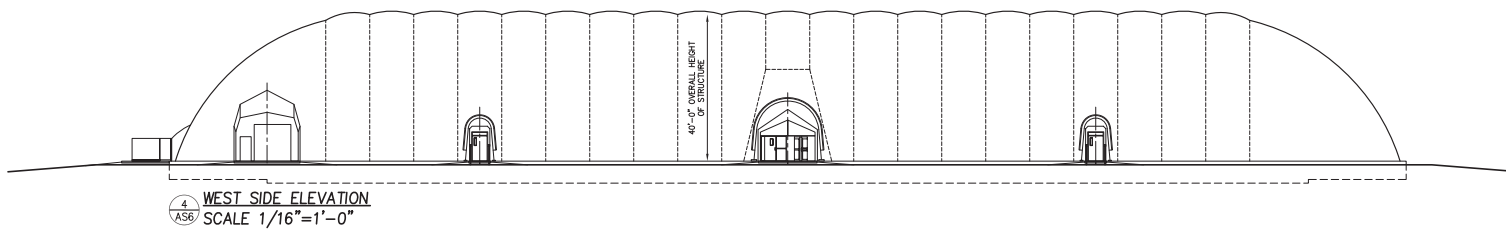
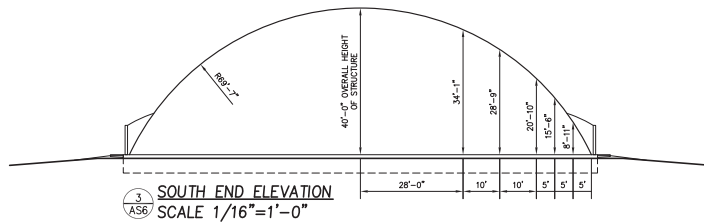
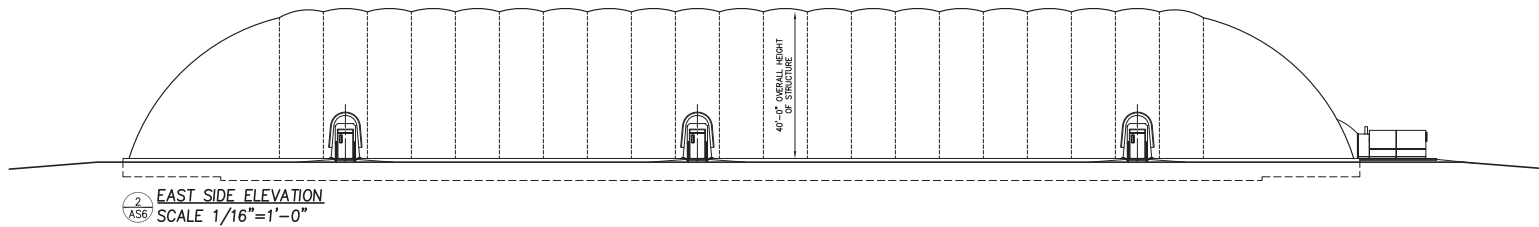
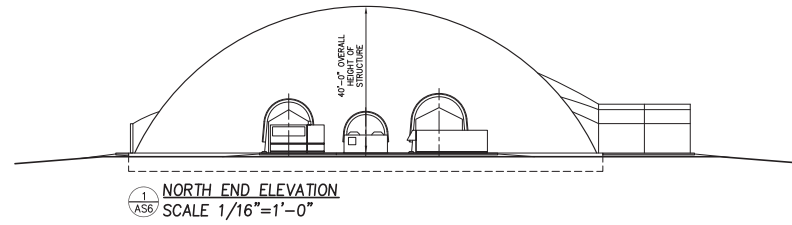
LOCATION:
KINGSTON, ON

DRAWING:
EXTERIOR PLAN LAYOUT

PROJECT NORTH: DRN BY: C.J.S.

REVIEWED BY: (Signature)
DATE: OCTOBER 26, 2021
SCALE: NOT TO SCALE

PLAN NORTH: (Arrow)
DRAWING #
AS5



NO.	DATE (DD/MM/YY)	REVISION

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Creative Space Solutions

CLIENT:
**KINGSTON INDOOR
RACQUET FACILITY
- AIR STRUCTURE #2-**

CLIENT ACCEPTANCE
SIGNATURE:

DATE ACCEPTED:

PROJECT:
**PROPOSED
AIR-SUPPORTED STRUCTURES
FOR TENNIS
(126'-0" x 334'-0" x 40'-0")**

LOCATION:
KINGSTON, ON

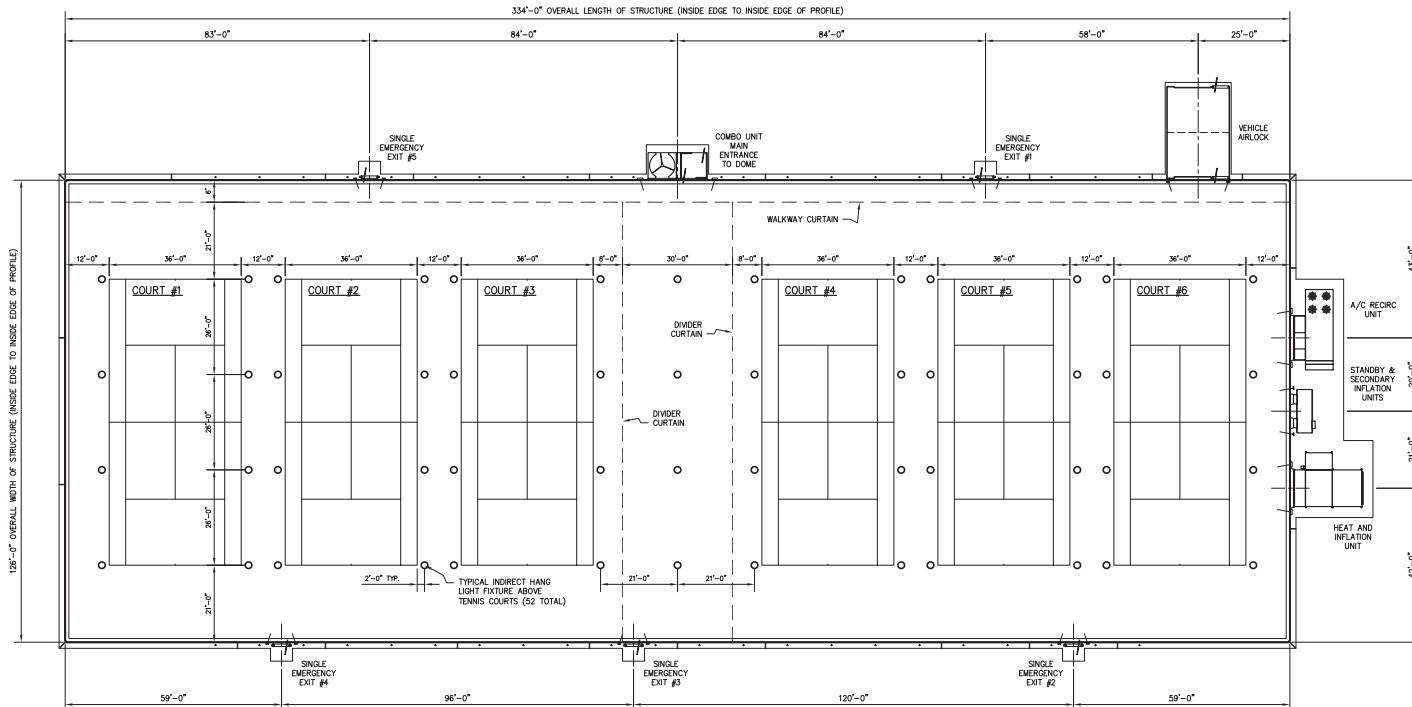
DRAWING:
ELEVATIONS

PROJECT NORTH: **ORY BY: C.J.S.**

REVIEWED BY:
DATE: **OCTOBER 26, 2021**

SCALE: **NOT TO SCALE**

PLAN NORTH: **PROJ. #**
DRAWING #
AS6



1 AS7 FLOOR PLAN LAYOUT OF STRUCTURE #2 (INTERIOR VIEW)
SCALE 1/16"=1'-0"

NO.	DATE (DD/MM/YY)	REVISION

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Creative Space Solutions

CLIENT:

KINGSTON INDOOR
RACQUET FACILITY
- AIR STRUCTURE #2-

CLIENT ACCEPTANCE
SIGNATURE:

DATE ACCEPTED:

PROJECT:
PROPOSED
AIR-SUPPORTED STRUCTURES
FOR TENNIS
(126'-0" x 334'-0" x 40'-0")

LOCATION:
KINGSTON, ON

DRAWING:
INTERIOR PLAN LAYOUT

PROJECT NORTH: ORN BY: C.J.S.

REVIEWED BY:
DATE: OCTOBER 26, 2021
SCALE: NOT TO SCALE

PLAN NORTH: PROJ. #
DRAWING #
AS7

AIR STRUCTURE #1 COMPONENT DATA (TYP.)
COMPONENTS SUPPLIED BY AIR STRUCTURE SUPPLIER, UNLESS OTHERWISE SPECIFIED

PRIMARY HEAT AND INFLATION UNIT (DATA SHOWN IS FOR EACH UNIT)		
NATURAL GAS DATA	INPUT	1.875 MBtu
	OUTPUT	1.500 MBtu
	PRESSURE	7"-14" W.G.
ELECTRICAL DATA	MAIN SUPPLY	575 VOLTS, 3PH, 60HZ - FLA = 19, MCA = 21
	OTHER	1 - 120 VOLT, SINGLE Ø, 15 AMPS GFI RECEPTACLE FOR SERVICE OUTLET AND UNIT LIGHTING

STANDBY AND LOW PRESSURE INFLATION UNIT (FIZER 30-2, NO ENGINE)		
ELECTRICAL DATA	MAIN SUPPLY	575 VOLTS, 3PH, 60HZ - FLA = 16, MCA = 18

20 TON AIR CONDITIONING RECIRCULATION UNIT (DATA SHOWN IS FOR EACH UNIT)		
ELECTRICAL DATA	CAPACITY	20 TONNES
	MAIN SUPPLY	575 VOLTS, 3PH, 60HZ - MCA = 44, MOP = 60

HANG LIGHT FIXTURES (DATA SHOWN IS FOR EACH FIXTURE/BALLAST)		
ELECTRICAL DATA	FIXTURE TYPE	LUXOR LXB-165 412W LED HANGING FIXTURE
	MAIN SUPPLY	347 VOLTS, 1PH, 60HZ - FLA = 1.13

EMERGENCY EXIT SIGN LIGHTING (DATA SHOWN IS FOR EACH UNIT)		
ELECTRICAL DATA	FIXTURE TYPE	32 WATT COMBINATION EMERGENCY LIGHT/SIGN WITH BATTERY
	MAIN SUPPLY	120 VOLT, 1PH, 60 HZ, DEDICATED CIRCUIT

MISCELLANEOUS	
OTHER	THERE SHOULD BE CONSIDERATION TAKEN FOR ANY ADDITIONAL POWER REQUIREMENTS FOR THE DOME IE, SCORE BOARDS, ELECTRICAL OUTLETS, PUMP PUMPS, ETC. PLEASE NOTE THAT IF NATURAL GAS OR PROPANE ARE NOT AVAILABLE THE PROPOSED LOW INFLATION STANDBY UNITS WILL HAVE TO BE MODIFIED AND OIL FIRED GENERATORS WILL BE REQUIRED TO PROVIDE EMERGENCY POWER.

AIR STRUCTURE #2 COMPONENT DATA (TYP.)
COMPONENTS SUPPLIED BY AIR STRUCTURE SUPPLIER, UNLESS OTHERWISE SPECIFIED

PRIMARY HEAT AND INFLATION UNIT (DATA SHOWN IS FOR EACH UNIT)		
NATURAL GAS DATA	INPUT	2.500 MBtu
	OUTPUT	2.000 MBtu
	PRESSURE	7"-14" W.G.
ELECTRICAL DATA	MAIN SUPPLY	575 VOLTS, 3PH, 60HZ - FLA = 25, MCA = 27
	OTHER	1 - 120 VOLT, SINGLE Ø, 15 AMPS GFI RECEPTACLE FOR SERVICE OUTLET AND UNIT LIGHTING

STANDBY AND LOW PRESSURE INFLATION UNIT (FIZER 36-2, NO ENGINE)		
ELECTRICAL DATA	MAIN SUPPLY	575 VOLTS, 3PH, 60HZ - FLA = 16, MCA = 18

40 TON AIR CONDITIONING RECIRCULATION UNIT (DATA SHOWN IS FOR EACH UNIT)		
ELECTRICAL DATA	CAPACITY	40 TONNES
	MAIN SUPPLY	575 VOLTS, 3PH, 60HZ - MCA = 79, MOP = 100

HANG LIGHT FIXTURES (DATA SHOWN IS FOR EACH FIXTURE/BALLAST)		
ELECTRICAL DATA	FIXTURE TYPE	LUXOR LXB-165 412W LED HANGING FIXTURE
	MAIN SUPPLY	347 VOLTS, 1PH, 60HZ - FLA = 1.13

EMERGENCY EXIT SIGN LIGHTING (DATA SHOWN IS FOR EACH UNIT)		
ELECTRICAL DATA	FIXTURE TYPE	32 WATT COMBINATION EMERGENCY LIGHT/SIGN WITH BATTERY
	MAIN SUPPLY	120 VOLT, 1PH, 60 HZ, DEDICATED CIRCUIT

VEHICLE AIRLOCK		
ELECTRICAL DATA	OVERHEAD DOOR OPERATORS	2 - 120 VOLT, SINGLE Ø GFI CIRCUIT, 15 AMPS ELECTRIC DOOR OPENERS (1 EACH END OF AIRLOCK)
	OTHER	AIRLOCK INTERIOR LIGHTING BY OWNER OR OWNER'S DESIGNATE (IF REQUIRED)

MISCELLANEOUS	
OTHER	THERE SHOULD BE CONSIDERATION TAKEN FOR ANY ADDITIONAL POWER REQUIREMENTS FOR THE DOME IE, SCORE BOARDS, ELECTRICAL OUTLETS, PUMP PUMPS, ETC. PLEASE NOTE THAT IF NATURAL GAS OR PROPANE ARE NOT AVAILABLE THE PROPOSED LOW INFLATION STANDBY UNITS WILL HAVE TO BE MODIFIED AND OIL FIRED GENERATORS WILL BE REQUIRED TO PROVIDE EMERGENCY POWER.

NO.	DATE (DD/MM/YY)	REVISION

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A --- DETAIL NUMBER
B --- SHEET WHERE DETAILED

==PRELIMINARY ONLY==
==NOT FOR CONSTRUCTION==

CLIENT:
KINGSTON INDOOR RACQUET FACILITY

CLIENT ACCEPTANCE SIGNATURE:
DATE ACCEPTED:

PROJECT:
PROPOSED AIR-SUPPORTED STRUCTURES FOR MULTI-USE

LOCATION:
KINGSTON, ON

DRAWING:
MECHANICAL AND ELECTRICAL NOTES

PROJECT NORTH:	DRN BY: C.J.S.
REVIEWED BY:	DATE: OCTOBER 26, 2021
SCALE:	

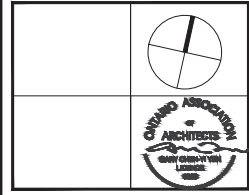
PLAN NORTH:	PROJ. #
	DRAWING #
	AS8



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ISSUES		
No.	Date	Description
1	NOV 16/ 2021	SPA

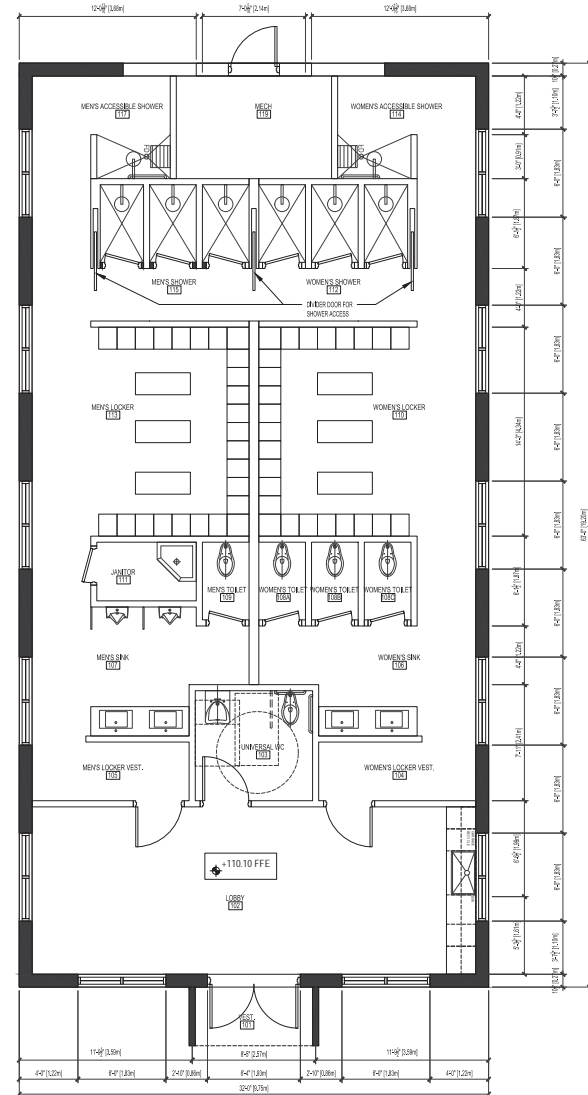
STUDIO ARCHITECTONIC INC.
 219 Pine Avenue, Toronto ON M5M 2J3
 T. 416.225.8588 F. 416.225.8582



CLIENT: KINGSTON INDOOR RACQUET FACILITY
PROJECT: 1025 INNOVATION DRIVE
 KINGSTON, ONTARIO K7K 7G2

DRAWING: ELEVATIONS CLUB HOUSE

PROJECT ARCHITECT: G.Y.	PROJECT NO.: 2113	DRAWING NO.: A601
DESIGN BY: G.Y.	DATE: SEP2021	
CHECKED BY: G.Y.	SCALE: 1/4" = 1'-0"	

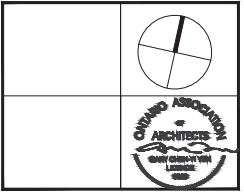


1 GROUND FLOOR PLAN - CLUB HOUSE
Scale: 1/4" = 1'-0"

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ISSUES		
No.	Date	Description
1	NOV 16/ 2021	SPA

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CLIENT: **KINGSTON INDOOR RACQUET FACILITY**
PROJECT: **1025 INNOVATION DRIVE KINGSTON, ONTARIO K7K 7G2**

DRAWING: GROUND FLOOR PLAN CLUB HOUSE	
PROJECT ARCHITECT: G.Y.	PROJECT NO: 2113
DRAWN BY: G.Y.	DATE: SEP2021
CHECKED BY: G.Y.	SCALE: 1/4" = 1'-0"

A301