



**City of Kingston
Committee of Adjustment
Meeting Number 04-2022
Agenda**

**Monday, March 21, 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 03-2022 held on Monday February 14, 2022 be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
- 6. Request for Deferral**

7. Returning Deferral Items

8. Business

a) Application for: Permission and Minor Variance

File Number: D13-006-2022

Address: 275 Helen Street

Owner: 318275YH INC

Applicant: The Boulevard Group

The Report of the Commissioner of Community Services (COA-22-032) is attached.

Schedule Pages 1 – 24

Recommendation:

That permission application, File Number D13-006-2022, for the property located at 275 Helen Street to facilitate the expansion of the front yard parking area, be approved; and

That minor variance application, File Number D13-006-2022, to reduce the parking ratio for the new unit located at 275 Helen Street, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-032.

b) Application for: Minor Variance

File Number: D13-010-2022

Address: 331 Union Street

Owner: Susanne Naoum & Mykola Khokhotva

Applicant: Mustafa Al-jarah (Laframboise Construction)

The Report of the Commissioner of Community Services (COA-22-034) is attached.

Schedule Pages 25 – 55

Recommendation:

That minor variance application, File Number D13-010-2022, for the property located at 331 Union Street to legalize the existing side yard width in order to permit the construction of a two-storey addition on the single-family dwelling containing four (4) bedrooms, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-034.

c) Application for: Minor Variance

File Number: D13-002-2022

Address: 7 Colborne Street

Owner: BPE Development Inc

Applicant: Brad Vanderhaar, BPE Development Inc.

The Report of the Commissioner of Community Services (COA-22-033) is attached.

Schedule Pages 56 – 82

Recommendation:

That minor variance application, File Number D13-002-2022, for the property located at 7 Colborne Street to reduce the minimum aggregate side yard setback for a deck 1.2 metres above finished grade in order to construct a new 1.2-metre-wide fire escape along the western wall of the multiple family dwelling at a height of 2.39 metres from finished grade to the bottom of the structure, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-033.

d) Application for: Minor Variance and Permission

File Number: D13-058-2021

Address: 64 John Street

Owner: Marc Epprecht and Allison Goebel

Applicant: Mason Costa, OnPoint Drafting & Survey

The Report of the Commissioner of Community Services (COA-22-029) is attached.

Schedule Pages 83 – 109

Recommendation:

That the application for permission, File Number D13-058-2021, for the property located at 64 John Street to expand an existing legal non-conforming dwelling, be approved;

That minor variance application, File Number D13-058-2021, for the property located at 64 John Street to reduce the front yard set back for a projection, exceed the maximum permitted floor space index, increase the lot coverage, and increase the residential building depth, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-029.

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, April 11, 2022 at 5:30 p.m.

14. Adjournment