



**City of Kingston
Report to Committee of Adjustment
Report Number COA-22-034**

To: Chair and Members of the Committee of Adjustment
From: Niki Van Vugt, Planner
Date of Meeting: March 21, 2022
Application for: Minor Variance
File Number: D13-010-2022
Address: 331 Union Street
Owner: Susanne Naoum & Mykola Khokhotva
Applicant: Mustafa Al-jarah (Laframboise Construction)

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 variance for the property located at 331 Union Street. The applicant is proposing to construct a rear two storey addition to the existing single detached family dwelling with attached garage located on the subject property. A variance is requested to recognize the location of the existing structure, thereby making it compliant with existing zoning, and to allow for future zone complaint additions.

The requested minor variance is consistent with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 8499. The requested minor variance is desirable for the appropriate development or use of the land, building or structure and is 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.

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Variance Number 1: Minimum Side Yard Width

By-Law Number 8499: Section 10.3(a)(v)(iii)

Requirement: 1.2 metres

Proposed: 0.58 metres

Variance Requested: 0.62 metres

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.

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Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER _____

Niki Van Vugt, 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 February 16, 2022, a minor variance application was submitted by Mustafa Al-jarah (Laframboise Construction), on behalf of the owners, Susanne Naoum & Mykola Khokhotva, with respect to the property located at 331 Union Street. The applicant is requesting relief from the minimum side yard width requirement from 1.2 metres to 0.58 metres to effectively recognize an existing situation and permit the construction of a two-storey addition to the rear of the dwelling. The existing dwelling is non-conforming, and this amendment would legalize the existing structure, thereby making it compliant, and allow future zone compliant additions. The subject property is designated 'Residential' under the City of Kingston Official Plan and zoned One-Family Dwelling and Two-Family Dwelling "A4" Zone under Zoning By-Law Number 8499.

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

- Site Plan (Exhibit F)
- Floor Plans & Elevations (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 at 331 Union Street (Exhibit B). The site is approximately 780 square metres in area and located on the southwest corner of Union Street and Hillcroft Drive, with 21.64 metres of frontage onto Union Street and 36.58 metres of frontage onto Hillcroft Drive. The lot is currently developed with a two-storey single detached dwelling and attached garage containing three bedrooms. The proposed work includes interior renovations and the construction of a two-storey addition to the rear of the existing dwelling to add more ground floor living space and one additional bedroom for a total of 4 bedrooms. It is important to note that no additional dwelling unit is being added through this proposal.

The subject property is designated 'Residential' in the Official Plan (Exhibit D) and zoned One-Family and Two-Family Dwelling 'A4' Zone in Zoning By-Law Number 8499 (Exhibit E). The surrounding neighbourhood is primarily composed of one and two storey single detached dwellings with attached garages and is in walking distance to the Willingdon Avenue (north side of Union) bus stop and to the Hillcroft Drive (south side of Union) bus stop. The subject property abuts a two-storey single detached dwelling to the west (337 Union Street) and a two-storey single detached dwelling to the north (12 Hillcroft Drive). The subject lands are across the street from a one storey dwelling (311 Union Street) and two storey dwelling (4 Hillcroft Drive) to the east and the Former St Mary's of the Lake Hospital to the south (Exhibit H).

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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:

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;

The proposed application meets the general intent of Section 2 and applicable policies of the City of Kingston Official Plan. This section is intended to clearly identify the City's primary objectives, its approaches to the protection of built and natural resources, and to development and intensification. The proposal will enhance the functionality of the existing residential building through interior renovations and expansion of existing living spaces, while acting as a reinvestment through minor development within the urban boundary.

The subject property is located within a Housing District. Section 2.6 of the Official Plan seeks to maintain or improve the City's quality of life by having a pattern of cohesive neighbourhoods and districts, by directing development to areas of the City for which strategic planning activities have been undertaken, or are planned to be undertaken, and by managing the degree of change that is warranted in stable areas to achieve compatible development and land use. The proposed addition to the rear of the existing residential use is in keeping with the general character and built form of the surrounding neighbourhood and will not adversely affect this stable neighbourhood.

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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 two storey dwelling is in keeping with the existing built form along Union and Hillcroft Drive. Land use compatibility matters were considered under Section 2.7.3, particularly in respect to shadowing, loss of privacy due to intrusive overlook, and visual intrusion that disrupts the streetscape or buildings.

The height of the existing dwelling (approximately 7.49 metres) and the proposed addition will be compatible with the surrounding neighbourhood properties. As a result of the existing site conditions with the subject property being located on a corner lot, and the location of the proposed addition, the development is not expected to have negative impacts with regards to shadowing on adjacent properties.

The existing single family dwelling pre-dates the current zone regulations and was originally constructed with a smaller side yard width on the west side. The proposed two storey addition results in greater zone compliance with the side yard setback than the existing dwelling and will not result in any loss of privacy due to intrusive overlook. The existing dwelling is located 0.58 metres from the side lot line, which abuts 337 Union Street, and the addition is proposed to have a greater setback than the existing dwelling from the lot line. The floor plan and elevation drawings (Exhibit G) indicated that no windows are proposed on the left elevation, with new windows being proposed on the first and second storey of the rear elevation drawings and new windows on the right-side elevation drawings.

The proposed design of the addition is in keeping with the surrounding neighbourhood and is not expected to result in any visual intrusion that disrupts the streetscape or buildings. The proposed addition to the existing residential use will result in a total of four bedrooms with increased interior functionality through additional living space for the dwelling unit located on-site. Interior renovations will result in new basement crawlspace, a reconfiguration of the first floor - through the expansion of the kitchen and dining space, creation of an office/den, inclusion of a laundry room and a mud room - and exterior changes through the installation of steps to allow for ingress/egress of the yard space. The second floor portion of the addition will provide a total of four bedrooms, including a larger master bedroom and ensuite washroom, to accommodate the owners and their family effectively and comfortably.

The proposed development will be compatible with the surrounding uses, buildings and structures, in accordance with Section 2.7 of the Official Plan.

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 dwelling and proposed development provides adequate parking through the existing attached garage and driveway which obtains access through Union Street. There will be

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no concerns with respect to the function of the site in terms of access routes, parking, or universal accessibility.

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 lands are not designated under Part IV or Part V of the *Ontario Heritage Act*, nor are they adjacent to a designated or listed property. Heritage Planning noted that the subject site is identified as having 'Composite Archaeological Potential' under the City of Kingston's Archaeology Master Plan which would require the applicant to complete an Archaeological Assessment prior to any ground disturbances as a result of the proposed development. The design of the proposed addition is appropriate for the site and supports the Residential designation under the Official Plan.

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 the *Ontario Heritage Act*, nor are the adjacent lands, and as such a Heritage Impact Statement is not required.

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 located within the urban boundary, where municipal water and wastewater services are available. At this time, Utilities Kingston and Kingston Hydro had no concerns with the minor variance 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 primary use of the minor variance is to recognize an existing situation and permit the future construction of zone compliant additions. The impact of the proposal and requested variance is minor and meets the four tests of a Minor Variance as outlined in the *Planning Act*. Therefore, a zoning by-law amendment is not required.

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;

The Committee of adjustment may require additional conditions as it deems appropriate to the approval of the application. Recommended conditions to be applied to the approval of the application are outlined in Exhibit A – Recommended Conditions. The conditions may be added, altered, or removed at the Committee's discretion.

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

The proposed addition is in keeping with the existing built form of the immediate area and surrounding neighbourhood. The development is not expected to result in an undesirable precedent, as the purpose of the variance from the side yard width is to recognize an existing situation and permit future zone compliant additions.

The proposed development meets the intent of the Official Plan, as the two-storey addition will not result in any negative impacts to adjacent properties or to the neighbourhood and will act as a reinvestment into the existing dwelling house on the subject lands.

2) The general intent and purpose of the zoning by-law are maintained

The subject property is zoned ‘A4’ 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 (Exhibit E). The One and Two-Family ‘A4’ zone permits single-detached dwellings and attached garages subject to the performance standards of Section 10.3 of the by-law.

The applicant is proposing to construct a two-storey addition to the rear of the existing storey single detached dwelling. The addition will increase the interior functionality of the existing dwelling and allow for a total of four (4) bedrooms on the second floor.

Variance Number 1: Minimum Side Yard Requirement

By-Law Number: 8499	Section 10.3(a)(v)(iii)
Requirement:	1.2 metres
Proposed:	0.58 metres
Variance Requested:	0.62 metres

The applicant is seeking a variance to reduce the minimum side yard width from the regulated 1.2 metres to the proposed 0.58 metres, for a total reduction of 0.62 metres. The purpose of this variance is to recognize an existing non-complying situation of the west side yard and allow the future construction of zone compliant additions to the subject property located at 331 Union Street. The proposed two storey addition will result in greater compliance with the side yard requirement and meets all the applicable requirements under the zoning by-law.

The intent of the minimum side yard width requirement within the A4 zone is to protect the surrounding properties from adverse impacts, such as intrusive overlook and privacy concerns. As noted in Section 1(2) of this report, there are multiple mitigating factors (e.g., corner lot location, increased side yard setback of proposed addition, and design of addition) to reduce unwanted impacts on surrounding property owners. The existing dwelling structure is non-conforming and through approval of this amendment, the structure would be legalized and allow future zone compliant additions. Recognizing the existing west side yard situation would maintain the general intent of the by-law by

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increasing the functionality of the dwelling unit and improving the quality of life for the residents of the property.

3) The variance is minor in nature

The variance is considered minor as the proposed addition does not adversely impact the functionality of the subject property or abutting lots. The proposed development meets all applicable provisions under by-law for structures under the ‘A4’ zone. However, due to the existing non-conforming dwelling, a minor variance is required to recognize the non-complying side yard. It is acknowledged that an addition may result in impacts to building massing and shadowing of adjacent properties. The applicant has placed careful consideration into the design of the addition, through the location placement of building openings and setbacks from the side lot line, to ensure that this concern is mitigated. The design of the addition is in keeping with the built form and facades of surrounding properties located along Union Street and Hillcroft Drive. No adverse impacts on neighbouring properties are anticipated to result from the proposed development.

The proposed variance is considered minor in nature.

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

The One-Family Dwelling and Two-Family Dwelling ‘A4’ Zone permits the development of single detached dwelling and related accessory structures subject to the general provisions under the by-law. In accordance with the provisions of the A4 Zone, single detached dwellings are to meet the applicable provisions under Section 10 of the by-law. The proposed development satisfies all applicable provisions of the Zoning By-Laws, is designed in such a manner that decreases intrusive overlook into neighbouring properties and allows for increased functionality of the interior and exterior space for the residents of the subject property.

The variance is desirable and appropriate use of the land as it would recognize the existing non-conforming structure on-site and permit future enhancement of the property through zone compliant developments.

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 type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input type="checkbox"/> Canadian National Railways |
| <input type="checkbox"/> Housing | <input 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 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 |

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- Building Services Engineering Department Heritage (Planning Services)
- Hydro One Enbridge Pipelines TransCanada Pipelines
- Kingston Airport

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 public comments had 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 variance(s) maintain(s) the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 8499. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance(s) is 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 reduce the minimum side yard width for the existing single-family dwelling on the subject property from the regulated 1.2 metres to the existing 0.58 metres. This is being pursued by the applicant to effectively legalize the existing non-conforming situation and permit the construction of zone compliant additions. A two-storey addition is proposed in the rear area of the subject property that meets all requirements under the existing zoning. The application for a minor variance is appropriate and represents good planning.

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

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on March 21, 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 20 properties (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

Niki Van Vugt, Planner, 613-546-4291 extension 3253

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
- Exhibit E Zoning By-Law Number 8499 Map 26

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Exhibit F Site Plan

Exhibit G Floor Plans & Elevations

Exhibit H Neighbourhood Context Map (2021)

Recommended Conditions

Application for minor variance, File Number D13-010-2022

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

1. Limitation

That the approved minor variance applies only to existing dwelling as shown on the approved drawings attached to the notice of decision for 331 Union Street.

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. 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.

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

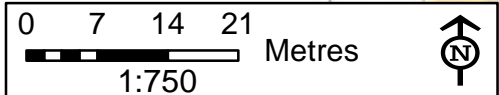
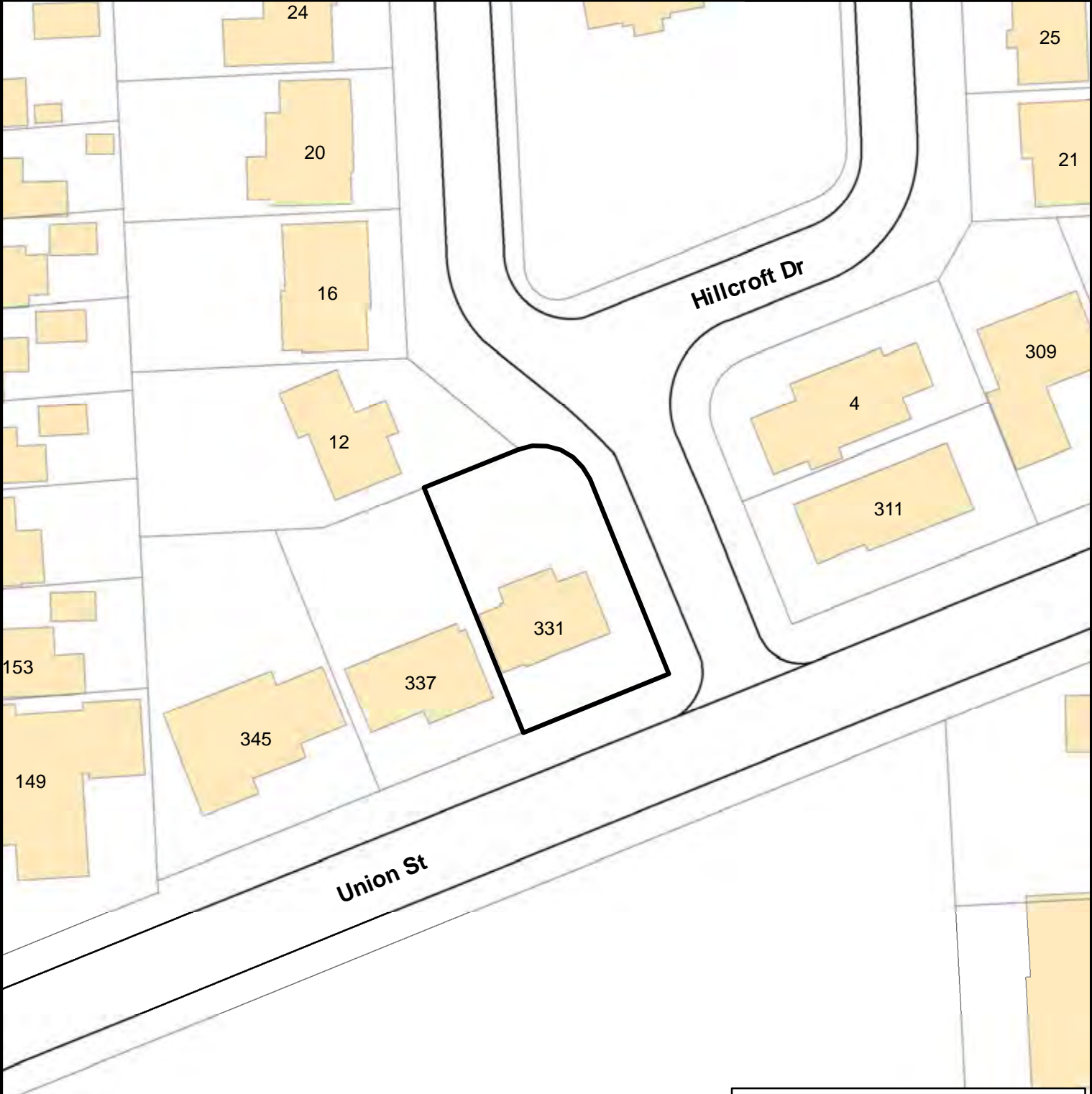
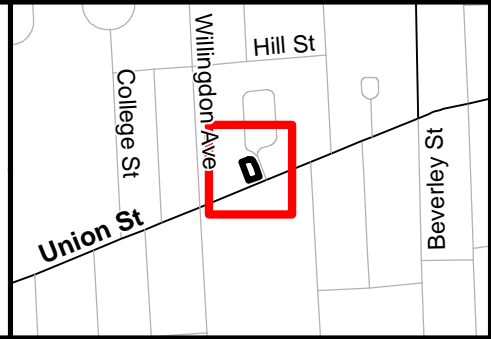
In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries at the Ministry of Government and Consumer Services (416-326-8404), the Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132), and the City of Kingston's Planning Services Department (613-546-4291, extension 3180) must be immediately contacted.



Committee of Adjustment Key Map

Address: 331 Union Street
File Number: D13-010-2022

 Lands Subject to Minor Variance






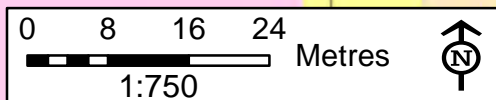
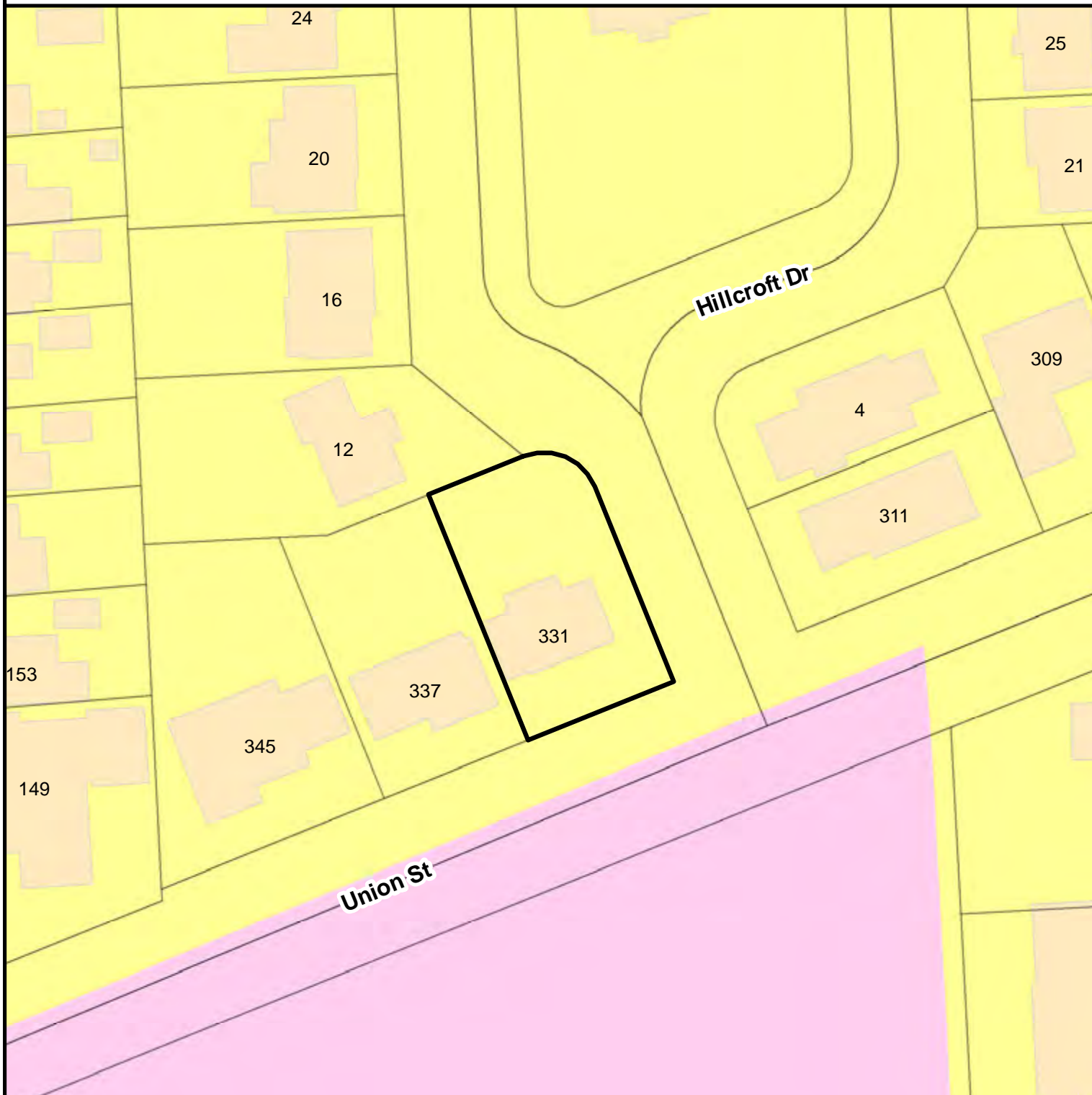


Planning Services

Committee of Adjustment Official Plan, Existing Land Use

Address: 331 Union Street
File Number: D13-010-2022

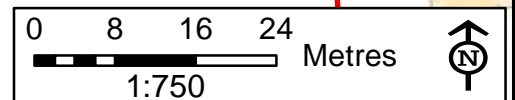
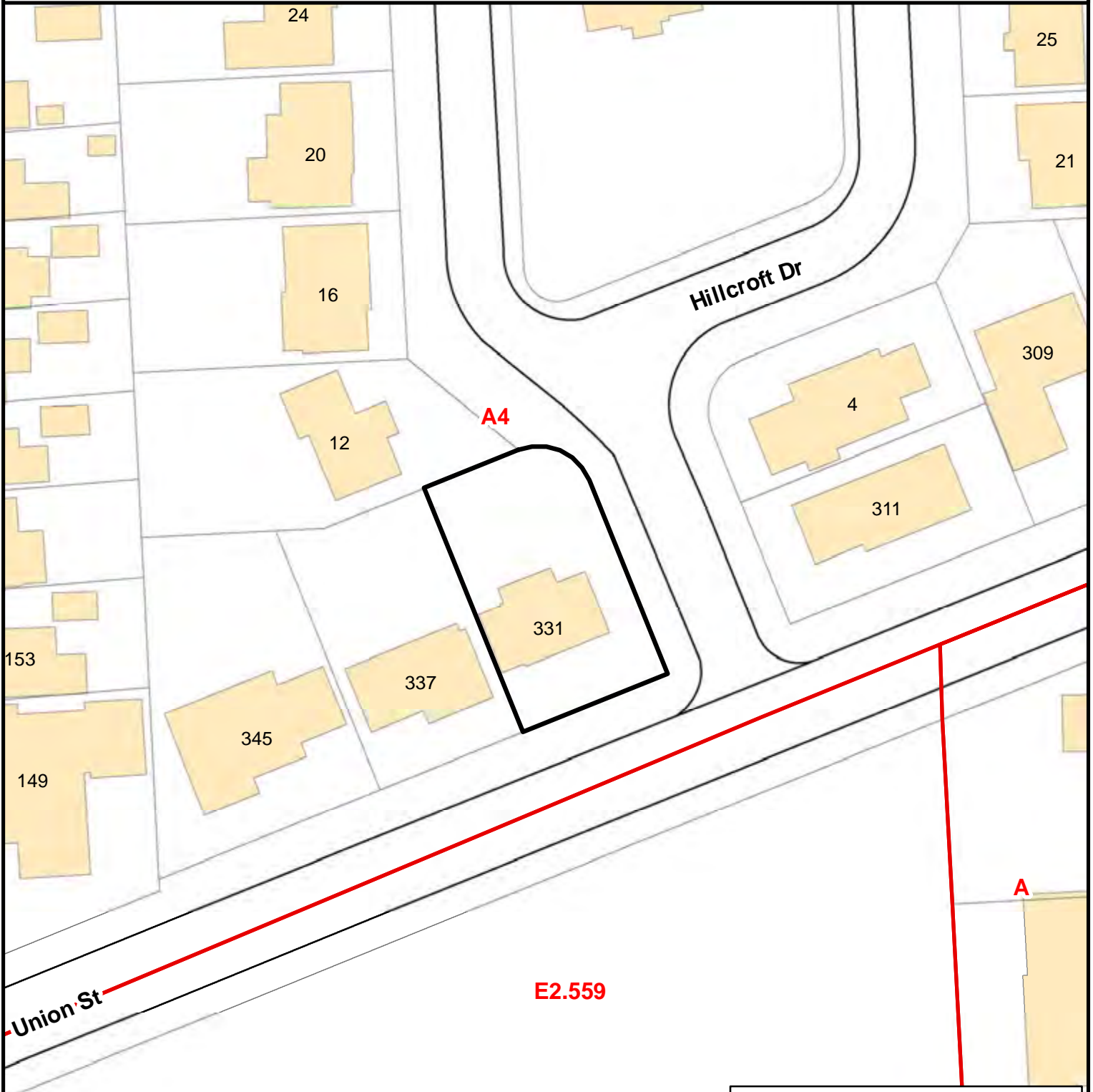
-  Subject Lands
-  INSTITUTIONAL
-  RESIDENTIAL





Committee of Adjustment
Existing Zoning - By-law 8499, Map 26
Address: 331 Union Street
File Number: D13-010-2022

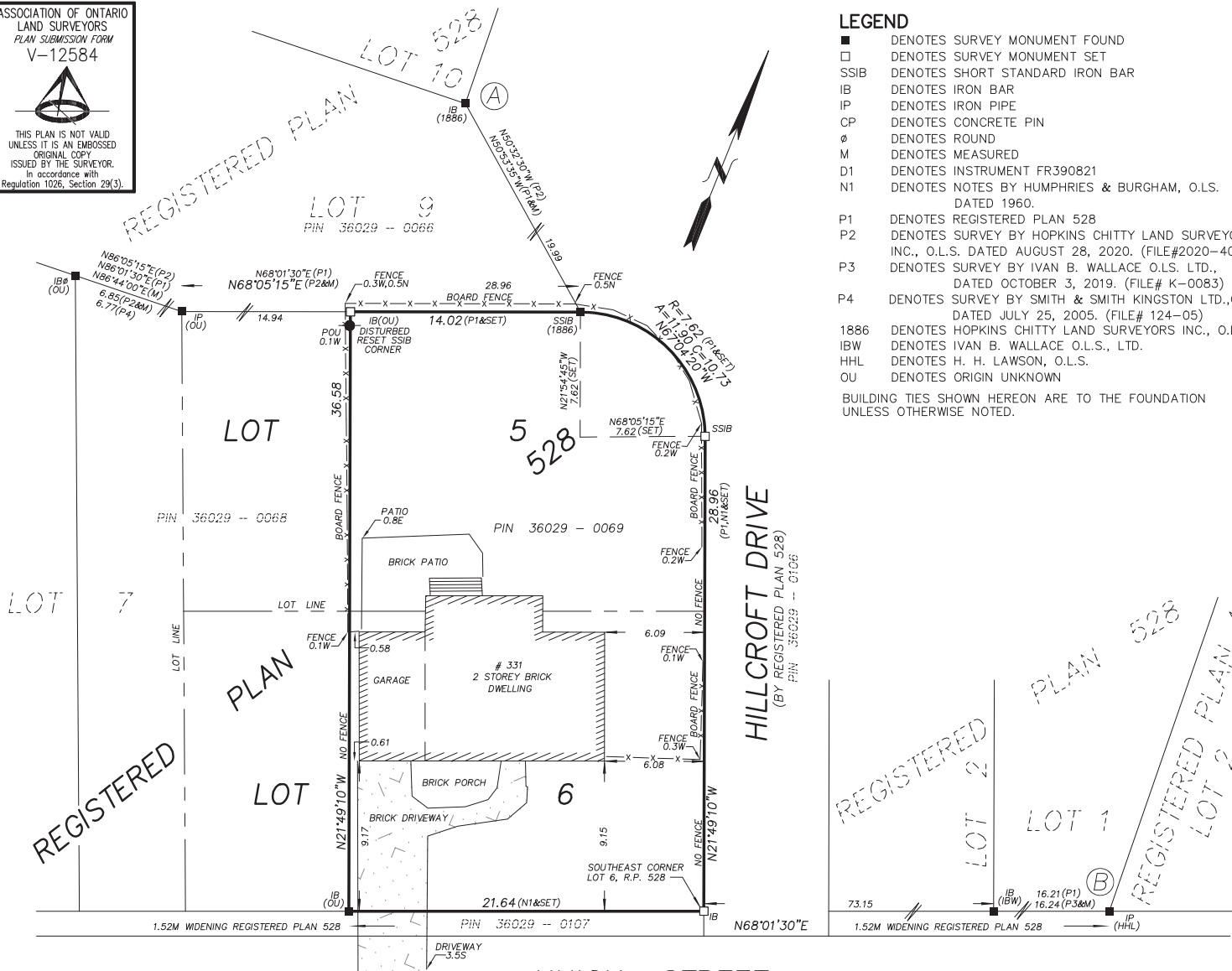
- Subject Lands
- Consolidated Zoning



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-12584



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).



LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - CP DENOTES CONCRETE PIN
 - ∅ DENOTES ROUND
 - M DENOTES MEASURED
 - D1 DENOTES INSTRUMENT FR390821
 - N1 DENOTES NOTES BY HUMPHRIES & BURGHAM, O.L.S. DATED 1960.
 - P1 DENOTES REGISTERED PLAN 528
 - P2 DENOTES SURVEY BY HOPKINS CHITTY LAND SURVEYORS INC., O.L.S. DATED AUGUST 28, 2020. (FILE#2020-404)
 - P3 DENOTES SURVEY BY IVAN B. WALLACE O.L.S. LTD., DATED OCTOBER 3, 2019. (FILE# K-0083)
 - P4 DENOTES SURVEY BY SMITH & SMITH KINGSTON LTD., O.L.S. DATED JULY 25, 2005. (FILE# 124-05)
 - 1886 DENOTES HOPKINS CHITTY LAND SURVEYORS INC., O.L.S.
 - IBW DENOTES IVAN B. WALLACE O.L.S., LTD.
 - HHL DENOTES H. H. LAWSON, O.L.S.
 - OU DENOTES ORIGIN UNKNOWN
- BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION UNLESS OTHERWISE NOTED.

COPYRIGHT © IVAN B. WALLACE O.L.S. LTD. 2021
SURVEYOR'S REAL PROPERTY REPORT
PART 1: PLAN OF SURVEY OF
PART OF LOTS 5 & 6,
REGISTERED PLAN 528
CITY OF KINGSTON
COUNTY OF FRONTENAC

SCALE 1 : 250 METRES
0 1 2 3 4 5 10 20

PART 2: REPORT
DESCRIPTION:
PIN 36029-0069. PART OF LOTS 5 & 6, REGISTERED PLAN 528 CITY OF KINGSTON, AS DESCRIBED IN INSTRUMENT FR390821.
MUNICIPAL ZONING:
THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.
REGISTERED EASEMENTS: NONE.
ADDITIONAL COMMENTS:
1) NOTE THE FENCE TYPE & THEIR LOCATIONS.
CURRENT OWNER: ALEXANDRA CLAIRE DONKIN & REX EDWARD VERSCHUREN

PREPARED FOR: **SUSANNE NAOM**

BEARING NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18 (75° WEST LONGITUDE), NAD83(CSRS)(2010).
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
P1 - 0°59'30" CLOCKWISE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JUNE 22, 2021.
JUNE 22, 2021. *Ivan Wallace*
DATE IVAN B. WALLACE, O.L.S.

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.


POINT ID	NORTHING	EASTING
A	4898092.96	379673.36
B	4898082.73	379792.42

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DISTANCE NOTES - METRIC
DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999768.

UNION STREET
(AS SHOWN ON REGISTERED PLAN 528)

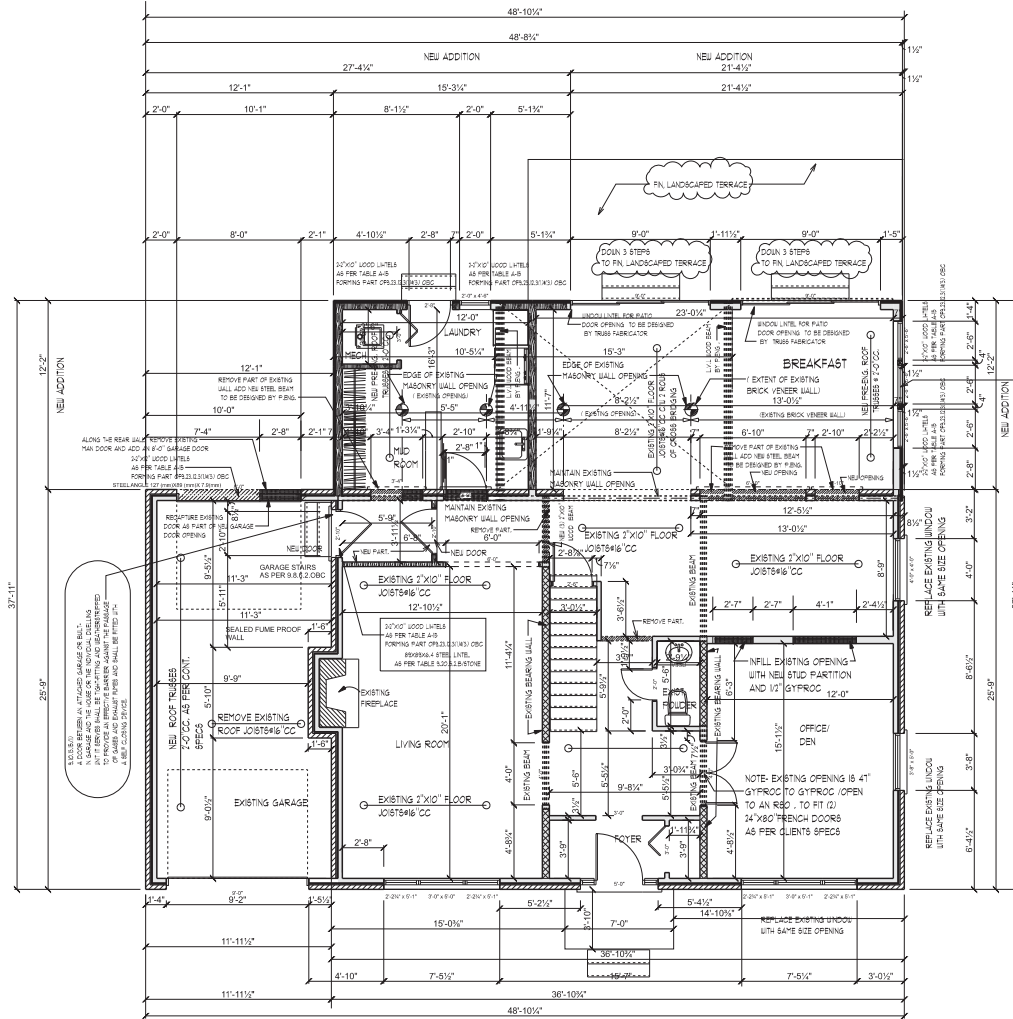
CAUTION
THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.



SMITH & SMITH
SURVEYORS
A division of Ivan B. Wallace O.L.S.

IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: BK | DRAWN BY: JB | CHECKED BY: IBW | PLOT DATE: JUNE 22, 2021.
FILE NAME: A-028069-SRPR.DWG | copies available at LandSurveyRecords.com

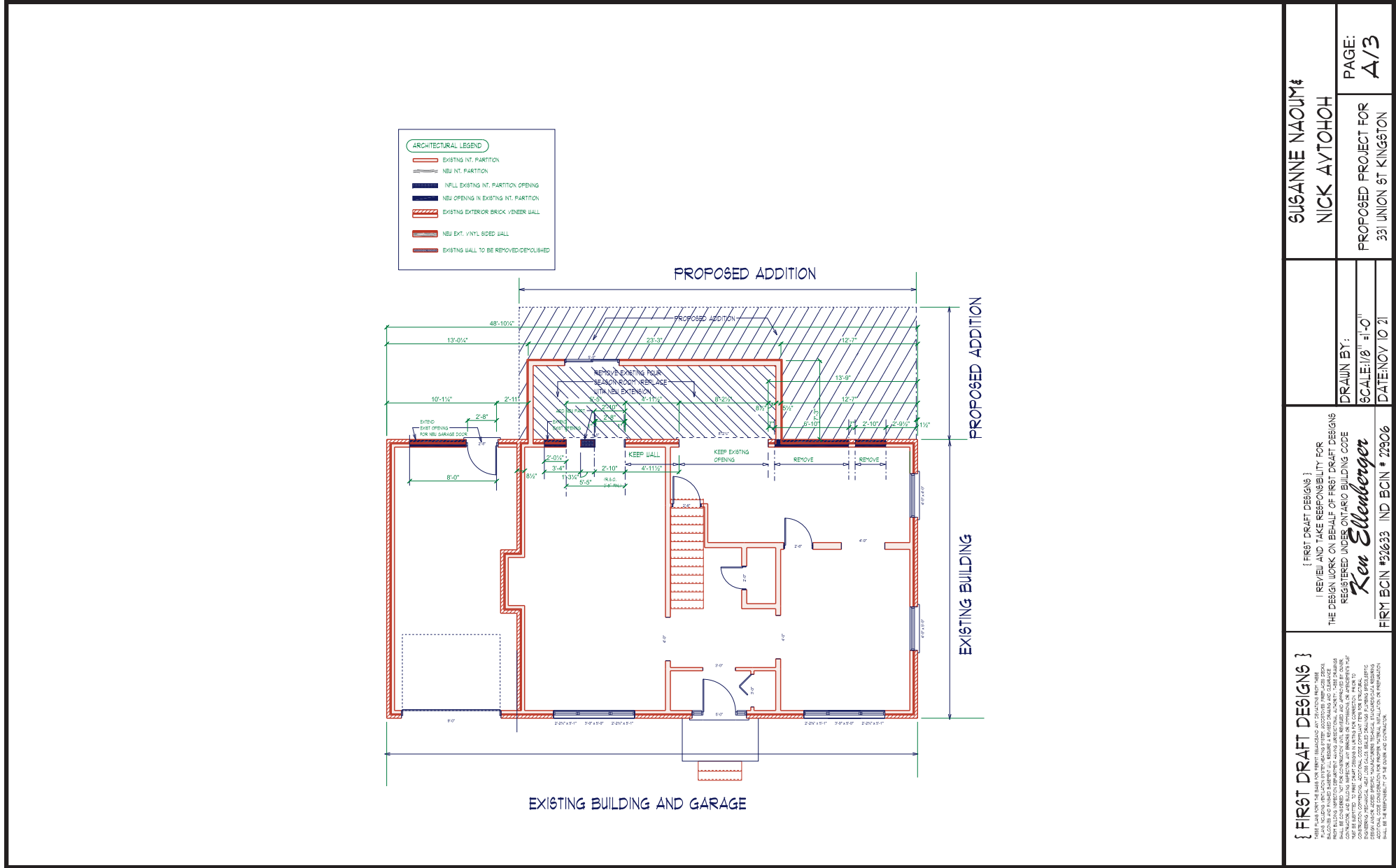


PLEASE NOTE LITEL AS PER TABLE A-5
MAX WIDTH SHOULD BE 2.41 M HOWEVER AS PER TABLE A-5 NOTE(6)
LITEL SPANS MAY BE INCREASED 10% IF... ROOF TRUSS SPANS ARE NOT
MORE 1.4 M WHICH WOULD BE 2.11 M (6'10.5"), ONE SHOULD ALSO ADD
THAT THOUGH THE 2x10 LITEL IS CONTINUOUS THERE IS A
DOUBLE STUD IN BETWEEN EACH WINDOW, ACTUAL SPAN COULD BE
CONSIDERED AS 30".

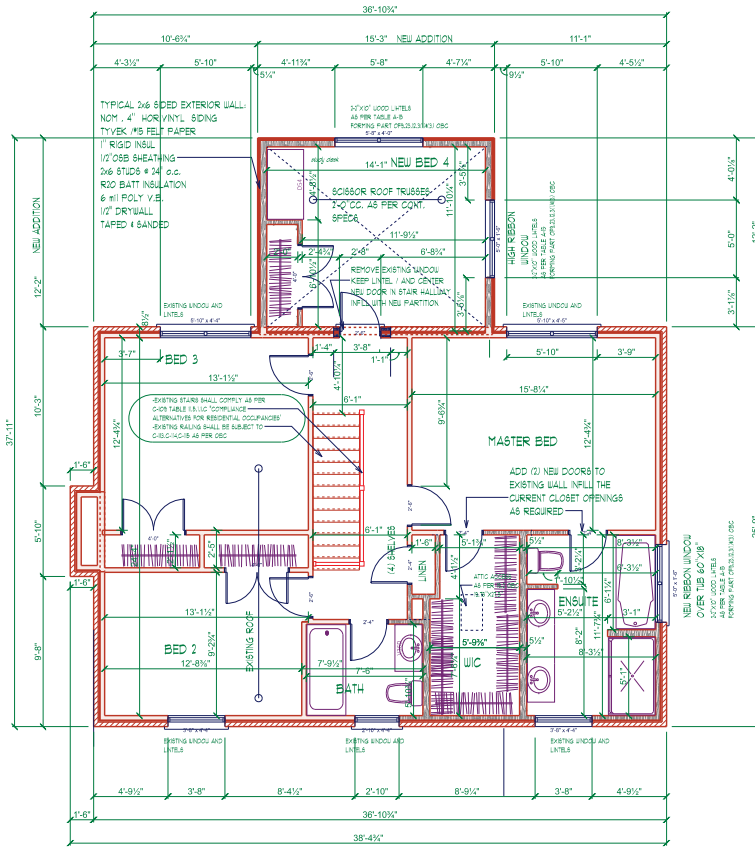
ARCHITECTURAL LEGEND

- EXISTING INT. PARTITION
- NEW INT. PARTITION
- INFILL EXISTING INT. PARTITION OPENING
- NEW OPENING IN EXISTING INT. PARTITION
- EXISTING EXTERIOR BRICK VENEER WALL
- NEW EXT. VINYL SIDED WALL
- EXISTING WALL TO BE REMOVED/DECONSTRUCTED

<p>SUSANNE NAOUIM† NICK AVTOHOH</p>	<p>PROPOSED PROJECT FOR 331 UNION ST KINGSTON</p>
<p>DRAWN BY: KE SCALE: 1/8" = 1'-0"</p>	<p>DATE: NOV 10 21 REV DATE: DEC 29 21 REV DATE: JAN 9 2022</p>
<p>{ FIRST DRAFT DESIGNS }</p> <p>I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF FIRST DRAFT DESIGNS REGISTERED UNDER ONTARIO BUILDING CODE</p> <p><i>Ren Ellenberger</i> FIRM BCIN #2633 IND BCIN # 22906</p>	
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	<p>DRAWN BY:</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: NOV 10 21</p>	<p>PROPOSED PROJECT FOR</p> <p>331 UNION ST KINGSTON</p>

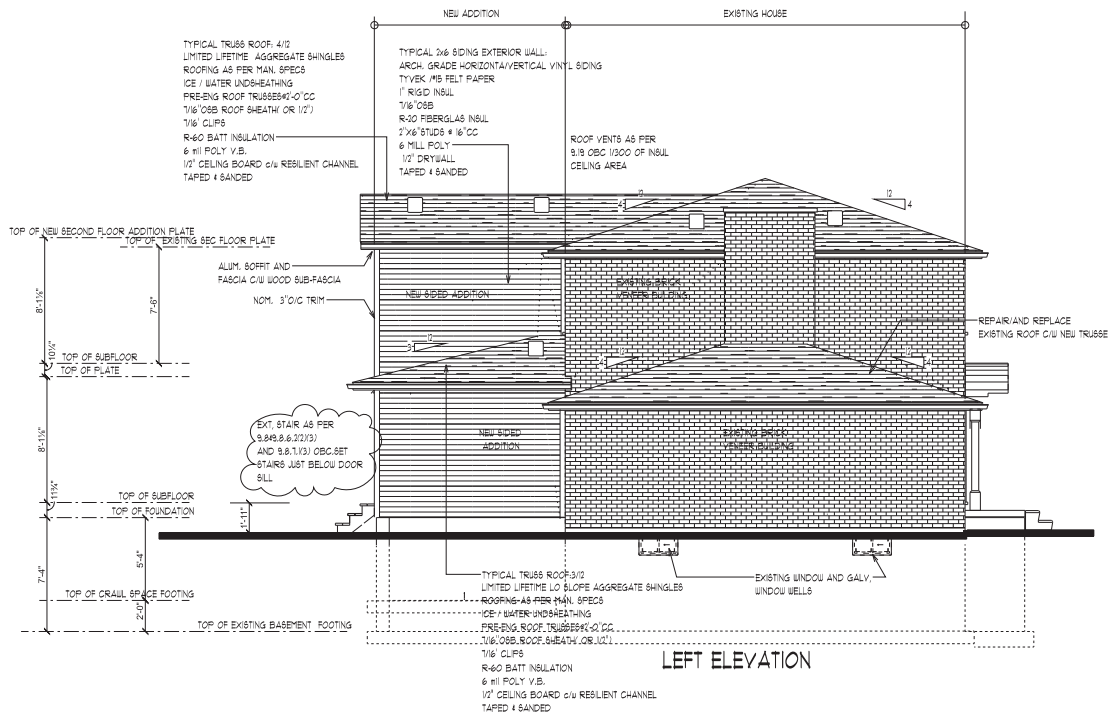


SUSANNE NAOUIM#
NICK AYTOHOH

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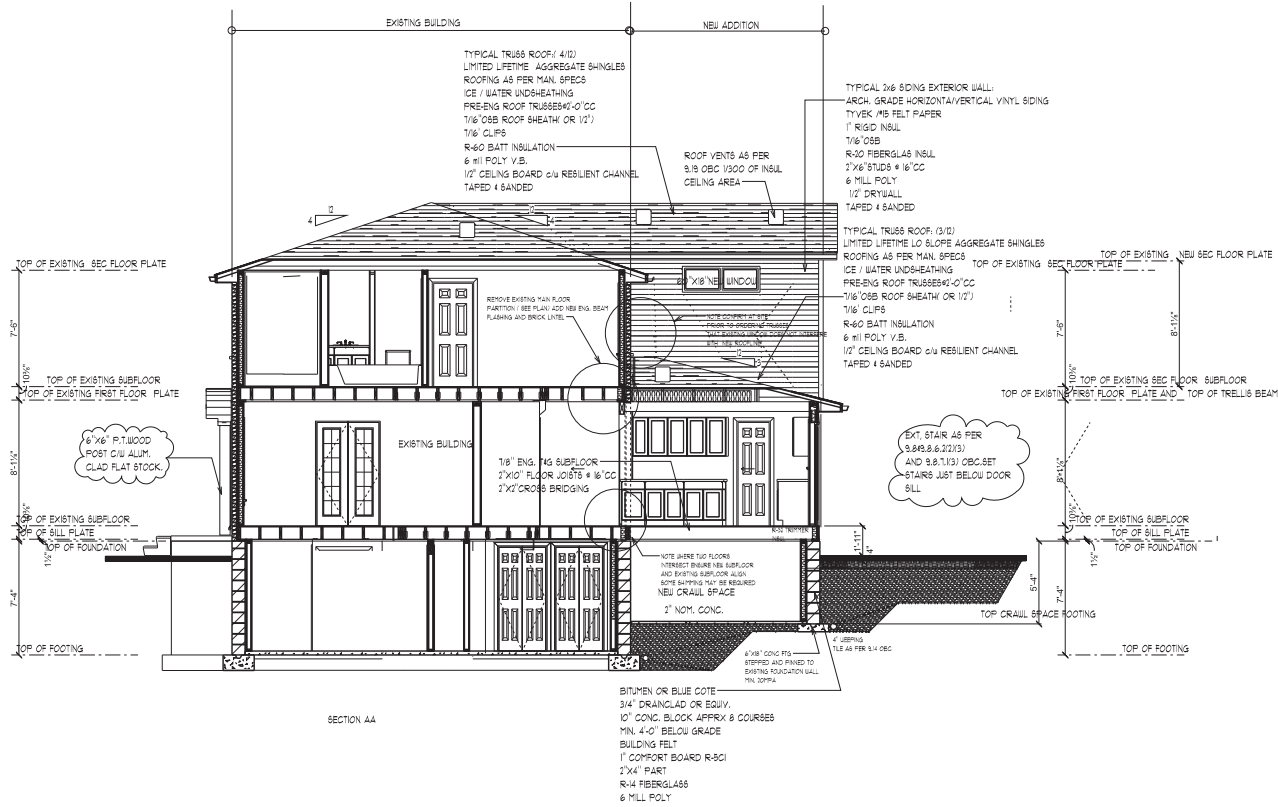
{ FIRST DRAFT DESIGNS }
I REVIEW AND TAKE RESPONSIBILITY FOR
THE DESIGN WORK ON BEHALF OF FIRST DRAFT DESIGNS
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Ken Ellenberger
FIRM BCIN #32633 IND BCIN # 22906

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FLASHING NOTES- AS PER 9.20.13 CONTROL OF RAIN WATER
PENETRATION MUST COMPLY WITH
9.20.13.1. MATERIALS FOR FLASHING
(AS PER TABLE 9.20.13.1 CBC)
9.20.13.1.1-FASTENING OF FLASHING
9.20.13.1.1.2-LOCATION OF FLASHING
9.20.13.1.4-EXTENSION OF FLASHING
9.20.13.3-FLASHING FOR WEEP HOLES IN
MASONRY VENEER AND MASONRY WALLS
9.20.13.3.1-FLASHING JOINTS
9.20.13.3.2-REQUIRED WEEP HOLES
9.20.13.3.3-PROTECTION OF INTERIOR FINISH
9.20.13.3.4-MORTAR DROPPINGS
9.20.13.3.5-CALKING AT DOOR AND WINDOW FRAMES
9.20.13.3.6-DRIPS BETWEEN WINDOW SILLS
FLASHING IS REQUIRED UNDER ALL JOINTED SILLS
AND OVER WINDOW HEADS AND DOORS ON EXTERIOR WALLS

<p>{ FIRST DRAFT DESIGNS }</p> <p>THESE PLANS ARE THE BASIS FOR PERMIT SUBMITTALS AND ANY REVISIONS MUST BE THROUGH THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PERMITTING AGENCIES AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PERMITTING AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PERMITTING AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PERMITTING AGENCIES.</p>	<p>SUSANNE NAUM & NICK AVTOHOH</p>	
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	<p>REVISIONS</p> <p>NO. DESCRIPTION</p>	
<p>FIRM: BCIN #321633 IND BCIN # 27906</p> <p><i>Ren Ellenberger</i></p>		



DRAWN BY: KE SCALE: 1/8" = 1'-0" DATE: NOV 10 21 REV DATE: DEC 29 21 REV DATE: JAN 9 2022	SUSANNE NAOUIM† NICK AVTOHOH	PAGE: A/10
	PROPOSED PROJECT FOR 331 UNION ST KINGSTON	
{ FIRST DRAFT DESIGNS } I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF FIRST DRAFT DESIGNS REGISTERED UNDER ONTARIO BUILDING CODE  FIRM BCIN #22633 IND BCIN # 22906		

RADON GAS MITIGATION OPTION 1
A6 PER OBC 9.13.4 AND 8B-9

1. A 100 MM DIAMETER PVC PIPE ROUGH-IN THROUGH THE FLOOR SLAB ADJACENT AN EXTERIOR WALL CONNECTED TO A CORRUGATED PLASTIC SOIL GAS PIPE EXTENDING UNDER THE SLAB AND TERMINATING AT OR NEAR THE CENTER IN CONFORMANCE WITH SUBSECTION 3.2., SENTENCES (1) THROUGH (5) OF 8B-9
 - a. MINIMUM 100MM GRANULAR MATERIAL FOR A RADIUS NOT LESS THAN 300MM CENTERED ON THE PIPE WITH THE BOTTOM OF THE PIPE OPEN TO THE GRANULAR , AND
 - b. THE UPPER END OF THE PIPE SHALL BE PROVIDED WITH A REMOVEABLE SEAL , AND LABELED TO INDICATE FOR ' SOIL GAS REMOVAL ONLY'.
2. MANDATORY RADON GAS TESTING IN CONFORMANCE WITH SUBSECTION 3.2, SENTENCE (6) OF 8B-9.

GENERAL NOTES- AN ATTIC IS REQ'D IN ATTIC AS PER

- 9.19 OBC
- SUMP PUMP IS TO HAVE A CHID PROOF LID AS PER 9.14.5.2.(2) AND SEALED AS PER 9.25.3.3(16) OBC
- SPRAY FOAM AREAS TO BE PROTECTED AS PER 9.10.17 OBC
- TILED AREAS MUST INCLUDE REQUIREMENTS OF 9.29.2
- 9.29.10 OBC
- BLOCKING FOR FUTURE GRAB BARS IN BATHROOM IS REQ'D
- WALLS PARALLEL TO FLOOR JOISTS ARE TO BE BLOCKED AS PER 9.23.9.8 OBC
- MIN. CLEARANCE TO ANY COMBUSTIBLE MAT'L BESIDE RANGE MUST BE MIN. 17 3/4"
- AIR BARRIER TO BE INSTALLED AND CONTINUOUS
- PLUMBING DETAILS- A. PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR SHOWER UNITS DIV B 7.6.5.2. OBC
- B.PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR ALL FAUCETS OR WATER HEATER SOURCE DIV B 7.6.5.1 OBC
- C. WATER CLOSETS AS PER DIV B 7.6.4.2.(3) AND TABLE 7.6.4.2.B MAX LITRES PER FLUSH 4.8L OR DUAL FLUSH 4.18 6.0

FLASHING NOTES- AS PER 9.20.13 CONTROL OF RAIN WATER

- PENETRATION MUST COMPLY WITH
- 9.20.13.1. -MATERIALS FOR FLASHING (AS PER TABLE 9.20.13.1 OBC)
- 9.20.13.2. -FASTENING OF FLASHING
- 9.20.13.3. (1)(2)-LOCATION OF FLASHING
- 9.20.13.4. -EXTENSION OF FLASHING
- 9.20.13.5. -FLASHING FOR WEEP HOLES IN MASONRY VENEER AND MASONRY WALLS
- 9.20.13.6. -FLASHING FOR WEEP HOLES IN MASONRY VENEER
- 9.20.13.3. 7. -FLASHING JOINTS
- 9.20.13.8. - REQUIRED WEEP HOLES
- 9.20.13.9. -PROTECTION OF INTERIOR FINISH
- 9.20.13.10. -MORTAR DROPPINGS
- 9.20.13.11. -CAULKING AT DOOR AND WINDOW FRAMES
- 9.20.13.12. -DRIPS BETWEEN WINDOW SILLS
- FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVER WINDOW HEADS AND DOORS ON EXTERIOR WALLS

ROOF DESIGN AND NOTES

- PRE-ENG
- TRUSSES 2'-0" CC AS PER PART 4/PART 9 OBC AND TRUSS FABRICATOR
- 3.4.1 GEN. STRUCT, OBC
- 3.4.11 OBC
- 3.4.2 SPEC LOADS OBC
- 3.4.21 OBC
- 3.4.22 SNOW LOADS OBC
- 3.4.23 PLATFORMS /OCCUPANCY LOADS OBC
- 3.4.24 ATTIC ROOF SPACES OBC
- 3.4.3.1 DEFLECTION ALLOWANCES /TABLES OBC

NOTE- SPECIFICATIONS FOR WINDOWS ,DOORS AND SKYLITES

- MUST CONFORM TO CURRENT OBC
- SECTION 9.6. GLASS
- 9.6.1.GENERAL
- 9.6.1.1. APPLICATION
- 9.6.1.2.MATERIAL STANDARDS FOR GLASS
- 9.6.1.3.STRUCTURAL SUFFICIENCY OF GLASS
- 9.6.1.4.TYPES OF GLASS AND PROTECTION OF GLASS AND
- SECTION 9.7.WINDOWS DOORS AND SKYLITES
- 9.7.1.GENERAL
- 9.7.2.REQUIRED WINDOWS, DOORS AND SKYLITES
- 9.7.2.1.ENTRANCE DOORS
- 9.7.2.2.OTHER REQUIREMENTS FOR WINDOWS,DOORS AND SKYLITES
- 9.7.2.3.MINIMUM WINDOW AREAS
- 9.7.3.PERFORMANCE OF WINDOWS,DOORS AND SKYLITES
- 9.7.3.1.GENERAL PERFORMANCE CRITERIA
- 9.7.3.2.HEAT TRANSFER PERFORMANCE
- 9.7.3.3.THERMAL OF WINDOWS, DOORS AND SKYLITES CHARACTERISTICS
- 9.7.4.MANUFACTURED WINDOWS ,DOORS AND SKYLITES
- 9.7.4.1.APPLICATION
- 9.7.4.2.GENERAL
- 9.7.4.3.PERFORMANCE REQUIREMENTS
- 9.7.5.SITE BUILT WINDOWS,DOORS AND SKYLITES
- 9.7.5.1.APPLICATION AND COMPLIANCE
- 9.7.5.2.RESISTANCE TO FORCED ENTRY FOR DOORS
- 9.7.5.3.RESISTANCE TO FORCED ENTRY FOR WINDOWS
- 9.7.6.INSTALLATION
- 9.7.6.1.INSTALLATION OF WINDOWS,DOORS AND SKYLITES
- 9.7.6.2.SEALANTS,TRIM AND FLASHING

- 9.10.16.1.(1) CONCEALED SPACES IN INTERIOR WALLS , CEILINGS FLOORS AND CRAWL SPACES SHALL BE SEPARATED BY FIRE BLOCKS FROM CONCEALED SPACES IN EXTERIOR WALLS AND ATTIC OR ROOF SPACES
- (2)FIRE BLOCKS SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVED CEILINGS, DROPPED CEILING ,WHERE CONSTRUCTION MATERIALS ...HAVE A SURFACE FLAME SPRED RATING GREATER THAN 25

NOTE - STAIRS AND

- RAILING MUST ADHERE TO
- OBC 9.8.7.1. RAILINGS
- OBC 9.8.8. GUARDS
- OBC 9.8.8.1.(1)LOCATION
- OBC 9.8.8.1.(5)(6) WINDOW APPLIC
- OBC 9.8.8.2. -LOADS
- OBC 9.8.8.3.(3) HEIGHTS
- OBC 9.8.8.5. MAX 4" OPENINGS
- OBC 9.8.8.6. NON CLIMABLE
- AND 8B-1

REVISED NOTES REQ'D BY KINGSTON BUILDING INSPECTOR

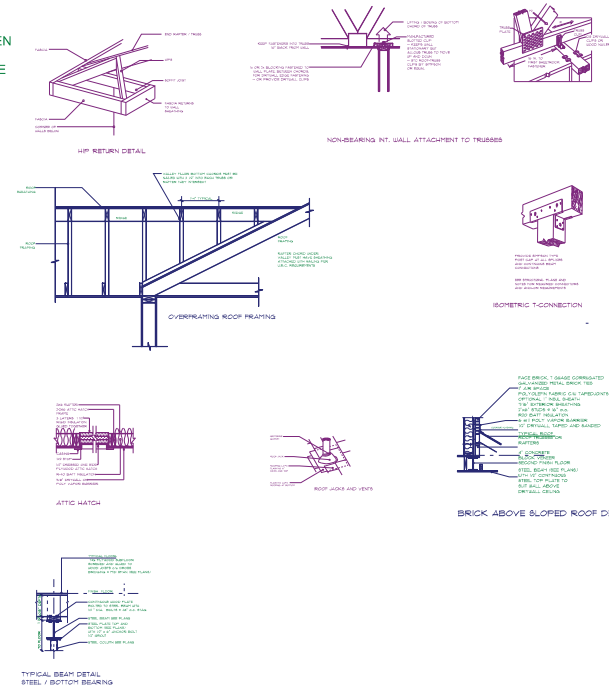
- A CONT. R-VALUE OF 5 REQUIRED IN THE BASEMENT
- FOOTINGS TO MAINTAIN A MIN. DEPTH OF 1.2 M BELOW FINISHED GRADE OR SHOW FROST PROTECTION DETAIL
- 9.16.1.(4)(1). DAMPROOFING ,SHALL CONFORM TO 9.13 OBC
- 9.13.2.(2). -FLOORS ON GROUND SHALL BE DAMPROOFED
- 9.13.2.(3) (3) FOR GARAGE SLABS NOT REQ'D
- 9.13.2.6.(1)(a)(c) DAMPROOFING SHALL CONSIST OF (a) .15MM POLY WITH 4" LAPPED JOINTS OR (c)RIGID EXTRUDED POLYSTYRENE C/W SUFFICIENT COMP. STRENGTH
- 9.3.1.6.(1) COMPRESSIVE STRENGTH FOR UNREINFORCED CONC.SHALL BE (a) GARAGE FLOORS AND EXT FLAT WORK 32MPA / 5-8% AIR ENT. (b)INT. FLOORS OTHER THAN GARAGES...AND (c) 15 MPa FOR ALL OTHER APPLICATIONS
- 9.14.3.3.OBC WEEPING TILE SHALL BE INSTALLED ON UNDISTURBED OR WELL COMPACTED SOIL 60 TOP OF PIPE IS BELOW THE FLOOR SLAB

ROOF VENTING AS PER OBC

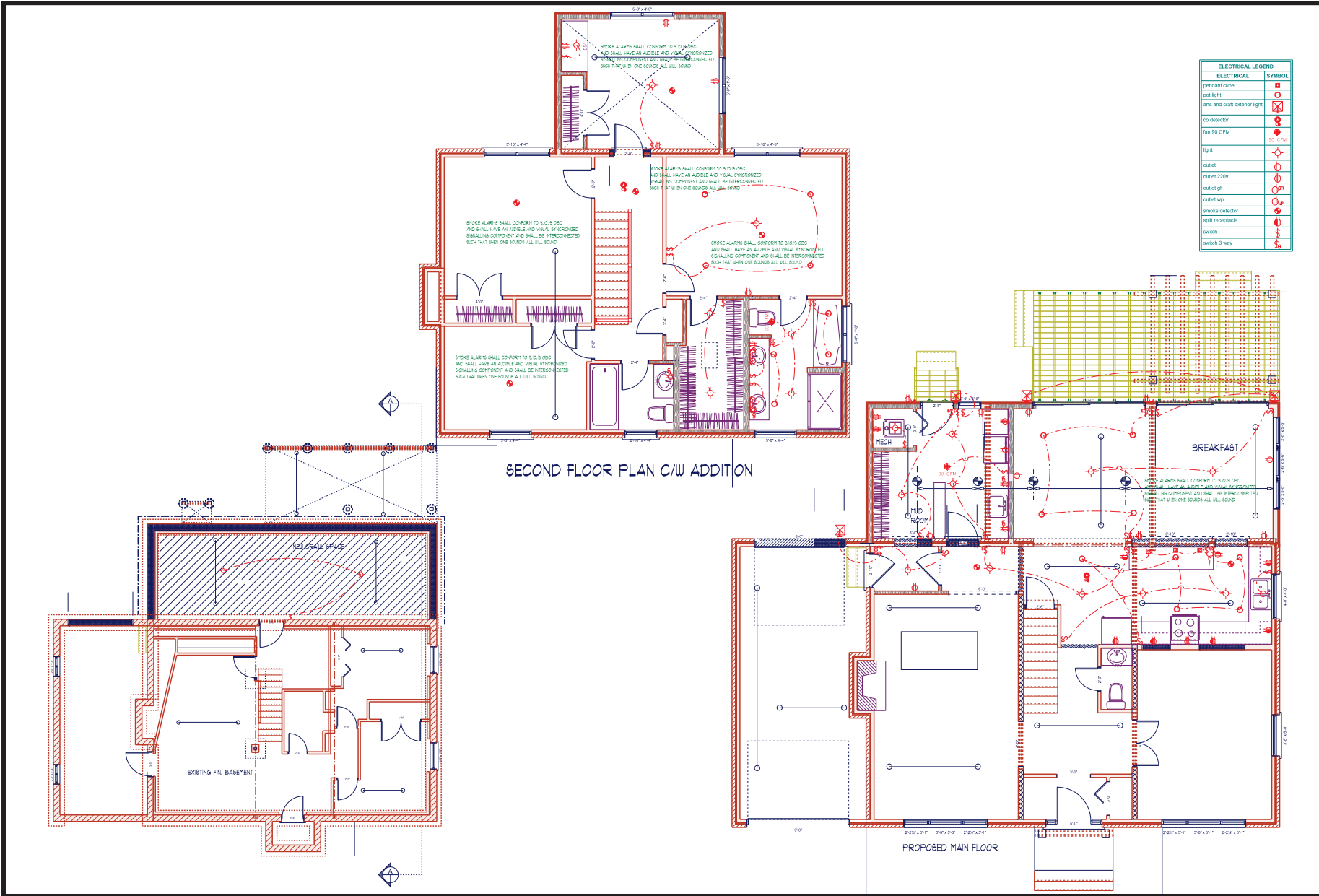
- SECTION 9.13.ROOF SPACES
- 9.13.1.VENTING
- 9.13.1.1.REQUIRED VENTING
- 9.13.1.2.VENT REQUIREMENTS
- 9.13.1.3.CLEARANCES
- 9.13.1.4.MANSARD OR ROOF GAMBREL
- 9.13.2.ACCESS
- 9.13.2.1.ACCESS

NOTE - STAIRS / GLASS ENG.

- RAILING MUST ADHERE TO
- OBC 9.8.7.1. RAILINGS
- OBC 9.8.8. GUARDS
- OBC 9.8.8.1.(1)LOCATION
- OBC 9.8.8.1.(5)(6) WINDOW APPLIC
- OBC 9.8.8.2. -LOADS
- OBC 9.8.8.3.(3) HEIGHTS
- OBC 9.8.8.5. MAX 4" OPENINGS
- OBC 9.8.8.6. NON CLIMABLE
- AND 8B-7



<p>SUSANNE NAUM NICK AVTOHOH</p>	<p>PAGE: A/11</p>	<p>PROPOSED PROJECT FOR 331 UNION ST KINGSTON</p>	
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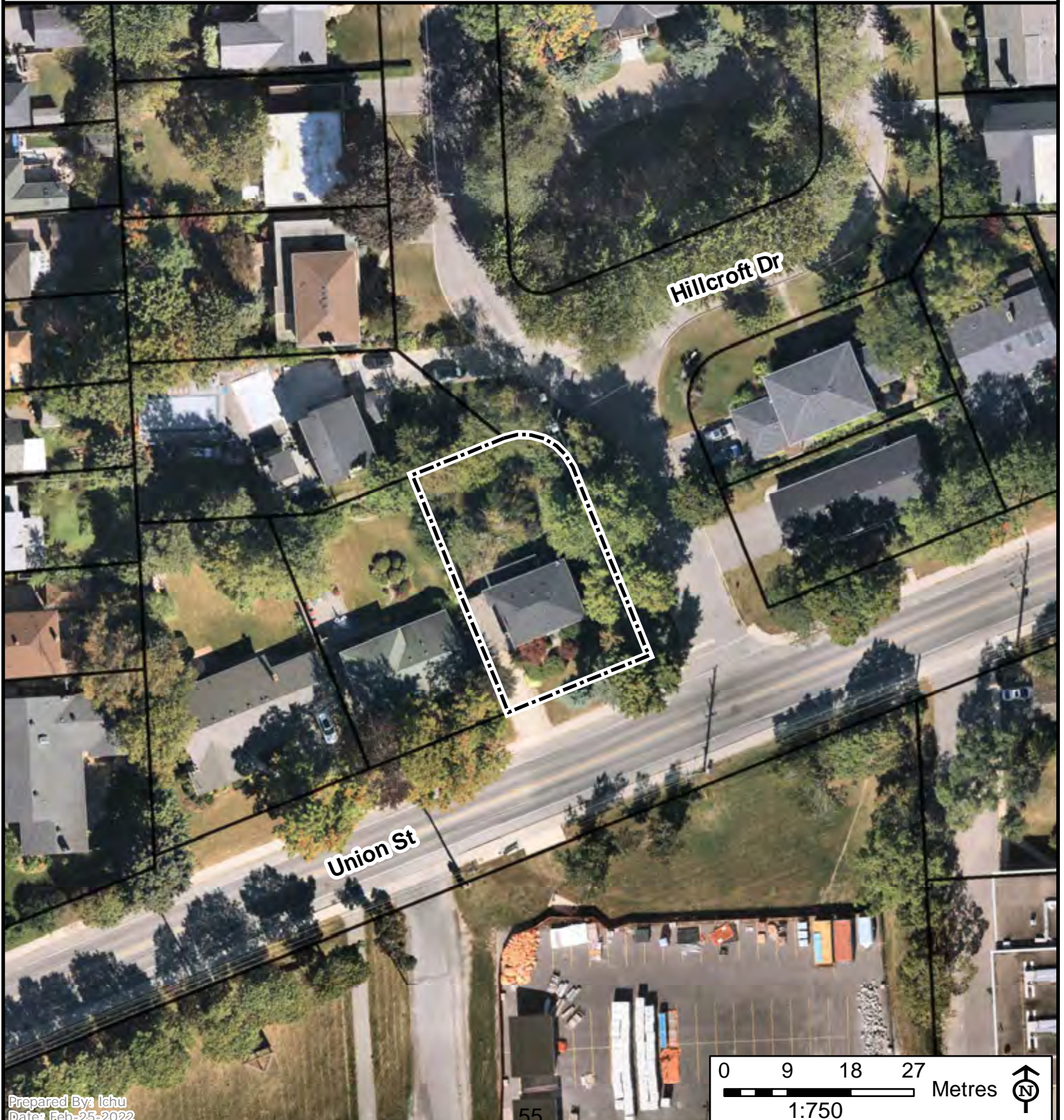
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Committee of Adjustment
Neighbourhood Context (2021)

Address: 331 Union Street
File Number: D13-010-2022

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: lchu
Date: Feb-25-2022

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