



**City of Kingston
Committee of Adjustment
Meeting Number 05-2022
Agenda**

**Monday, April 11, 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 04-2022 held on Monday March 21, 2022 be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
- 6. Request for Deferral**

7. Returning Deferral Items

8. Business

a) Application for: Minor Variance and Consent

File Number: D10-041-2021 and D13-009-2022

Address: 2418 Cole Hill Road and 1589 Unity Road

Owner: Robert Rice (2418 Cole Hill Road) and Robert Shannon (1589 Unity Road)

Applicant: Robert Rice

The Report of the Commissioner of Community Services (COA-22-038) is attached.

Schedule Pages 1 – 24

Recommendation:

That minor variance application, File Number D13-009-2022 for the properties located at 2418 Cole Hill Road and 1589 Unity Road to permit the lot addition subject to the associated consent application, File Number D10-041-2021, be approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-22-038; and

That consent application, File Number D10-041-2021, to sever a 0.2 hectares parcel of land from 2418 Cole Hill Road and have it added to the property at 1589 Unity Road, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-22-038.

b) Application for: Minor Variance

File Number: D13-008-2022

Address: 76, 88-90 and 94 Stuart Street

Owner: Kingston Health Sciences

Applicant: Fotenn Consultants

The Report of the Commissioner of Community Services (COA-22-037) is attached.

Schedule Pages 25 – 63

Recommendation:

That minor variance application, File Number D13-008-2022, for the properties located at 76 Stuart Street, 88-90 and 94 Stuart Street requesting relief from minimum yard and minimum loading space provisions in order to permit the construction of a 12-storey addition to the existing hospital building, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-037.

c) Application for: Minor Variance

File Number: D11-005-2022

Address: 511 Union Street

Owner: Queen's University

Applicant: Zack Tefoglou, Queen's University

The Report of the Commissioner of Community Services (COA-22-028) is attached.

Schedule Pages 64 – 102

Recommendation:

That minor variance application, File Number D11-005-2022, for the property located at 511 Union Street to exceed the maximum building height and to exceed the maximum area for a structure permitted above the height limit, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-028.

d) Application for: Minor Variance and Consent

File Number: D13-011-2022 and D10-003-2022

Address: 1771 Unity Road

Owner: Kevin Geldart

Applicant: Jason Sands, The Boulevard Group

The Report of the Commissioner of Community Services (COA-22-036) is attached.

Schedule Pages 103 – 126

Recommendation:

That minor variance application, File Number D13-011-2022 for the property located at 1771 Unity Road to reduce the frontage of both the proposed retained lot and severed lot, be approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-022-036; and

That consent application, File Number D10-003-2022, to sever a 1.0-hectare residential lot from the 5.6-hectare subject property, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-022-036.

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, May 16, 2022 at 5:30 p.m.

14. Adjournment