



**City of Kingston  
Report to Committee of Adjustment  
Report Number COA-22-037**

---

**To:** Chair and Members of the Committee of Adjustment  
**From:** Genise Grant, Senior Planner  
**Date of Meeting:** April 11, 2022  
**Application for:** Minor Variance  
**File Number:** D13-008-2022  
**Address:** 76, 88-90 and 94 Stuart Street  
**Owner:** Kingston Health Sciences  
**Applicant:** Fotenn Consultants

---

**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variances for the property located at 76, 88-90 and 94 Stuart Street, known locally as Kingston General Hospital. The applicant is 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.

The main areas of relief requested through this application relate to the setback of the proposed addition from Stuart Street, and to the number of loading spaces required. Proposed relief related to interior and rear yards for 94 Stuart Street (Etherington Hall) and 88-90 Stuart Street (Richardson Laboratory) are administrative in nature given an existing agreement between Queen's University and the hospital for acquisition of these lands. Queen's University has provided written authorization related to the subject application. Upon consolidation of the lots with the larger hospital landholding, this relief would effectively become obsolete. The relief is requested at this stage in order to allow for flexibility and clarity through the development review

April 11, 2022

Page 2 of 15

process independent of the land acquisition process. While typical practice would be to obtain variances once lot consolidation had already taken place, the applicant team has a number of deadlines they are aiming to meet in order to fulfill Infrastructure Ontario and hospital board requirements. As such, they have indicated desire to obtain any relevant zoning approvals at this stage to streamline future review and provide a level of confidence to the board ahead of a formal site plan control submission.

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 8499. 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:**

By-Law Number 8499: Section 17.3(a)(ii)  
 Requirement: Minimum front yard shall be 7.5 metres for all buildings located within the E Zone adjacent to King Street between Barrie and Collingwood Street.  
 Proposed: 0 metre front yard for the portions of the property abutting Stuart Street (applies to 76, 88-90 and 94 Stuart Street)  
 Variance Requested: 7.5 metres

**Variance Number 2:**

By-Law Number 8499: Section 17.3(a)(ii)  
 Requirement: Minimum side yard shall be 7.5 metres for all buildings located within the E Zone adjacent to King Street between Barrie and Collingwood Street  
 Proposed: 0 metre side yard for the lands municipally addressed as 76 Stuart Street where abutting 88-90 and 94 Stuart Street  
 Variance Requested: 7.5 metres

**Variance Number 3:**

By-Law Number 8499: Section 17.3(c)  
 Requirement: Minimum rear yard shall be 7.5 metres or 25 per cent of the depth of the lot, whichever is the lesser figure  
 Proposed: 0 metre rear yard for the lands municipally addressed at 88-90 and 94 Stuart Street  
 Variance Requested: 7.5 metres

**Variance Number 4:**

By-Law Number 8499: Section 17.3(c)  
 Requirement: Minimum side yard shall be equal to ½ the height of the building.  
 Proposed: 0 metre side yard for the lands municipally addressed at 88-90 Stuart Street  
 Variance Requested: 9.2 metres

April 11, 2022

Page 3 of 15

**Variance Number 5:**

By-Law Number 8499:	Section 5.4(a)(iv)
Requirement:	33 loading spaces
Proposed:	6 loading spaces
Variance Requested:	27 loading spaces

**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.

April 11, 2022

Page 4 of 15

**Authorizing Signatures:**

ORIGINAL SIGNED BY PLANNER \_\_\_\_\_

Genise Grant, Senior Planner

**In Consultation with the following Management of the Community Services Group:**

Tim Park, Director, Planning Services

James Bar, Manager, Development Approvals

April 11, 2022

Page 5 of 15

**Options/Discussion:**

On February 18, 2022, a minor variance application was submitted by Fotenn Consultants, on behalf of the owner, Kingston Health Sciences, with respect to the properties located at 76 Stuart Street, 88-90 and 94 Stuart Street. The variances from minimum yard and minimum loading space provisions are requested in order to facilitate the construction of a 12-storey addition to the existing hospital building.

The proposed addition would allow for an expansion to a number of existing hospital services, including its surgical, NICU, labour and delivery, morgue and autopsy, and emergency units, and would provide additional inpatient beds, laboratory space, and administrative capacity. The addition would also accommodate an improved helipad on its rooftop, which would streamline emergency services and patient transfers and allow for the removal of the existing helipad on public open space at the Lake Ontario waterfront. The expansion represents a significant investment in the city and will facilitate improved health care services for the region.

To accommodate the expansion, the existing Etherington Hall and Richardson Laboratory buildings are proposed to be removed. The addition would then be constructed in two phases (as shown through Exhibit G) in order to limit impacts to ongoing hospital functionality.

If this minor variance application is successful, the applicants will be proceeding with a site plan control application which would regulate detailed design and functional elements of the expansion. The project team has been meeting with City technical staff on a regular and ongoing basis to discuss functional elements of the site design, including traffic, noise, heritage, and servicing considerations for the expansion.

It should be noted that the use and scale of the proposed expansion are permitted as-of-right by the zoning by-law. The relief requested through this application relates to minimum yards and minimum number of loading spaces only.

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

- Topographic Survey;
- Concept Site Plan;
- Concept Elevations and Floor Plans;
- Heritage Memo;
- Planning Justification Letter; and
- Owner Authorization

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.

April 11, 2022

Page 6 of 15

## Site Characteristics

The subject property is known locally as Kingston General Hospital. The hospital property is bordered by Lower University Street to the west, Stuart Street to the north, George Street to the east, and King Street West to the south. The general hospital has a municipal address of 76 Stuart Street, with various departments using municipal addresses of 100 & 102 Stuart Street, 32 George Street, and 24 King Street West. Richardson Labs (88-90 Stuart Street) and Etherington Hall (92 Stuart Street) are currently owned by Queen's University but are being acquired by the hospital through this redevelopment process.

The hospital property abuts Queen's University Main Campus to the north, east, and west. To the south is Queen's University central heating plant, as well as public open space along Lake Ontario, including Macdonald Memorial Park and the Waterfront Trail. The immediate area is thus generally characterized by institutional buildings and public open space.

The use of the property as a hospital dates back to the mid-1800s, with various expansions taking place over time to establish the hospital as it stands today. The relationship between the teaching hospital and Queen's University is also longstanding and represents an important part of Kingston's history.

The subject property is designated Institutional in the Official Plan and is zoned the Special Education and Medical Uses 'E' and 'E.100' Zones in Zoning By-Law Number 8499.

## 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 Institutional in the City of Kingston Official Plan. The Institutional designation is intended to support institutional land uses as an important component of the city and its employment base, as well as providing services to the public. Hospitals are recognized as a permitted use within the designation.

April 11, 2022

Page 7 of 15

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 subject property is identified as a Major Institution on Schedule 2 – City Structure of the Official Plan. This schedule organizes the city into broad, structural elements which are intended to remain during the life of the Plan. Major Institutions are identified as large landholdings primarily held by upper levels of government. The proposed addition allows for the ongoing institutional use of the property as a hospital operating under *The Public Hospitals Act*.

The property is located within an area identified as a future planning study area by Schedule 13 of the Official Plan. It is noted that the study area is intended to examine residential intensification in the near campus area; no residential uses are proposed as part of this expansion. The hospital property will continue to be used for hospital purposes.

The expansion of hospital services will support an increasing population in the City, provide additional employment capacity, and promote Kingston's prominence as a healthcare centre within the southeastern Ontario region. The expansion thus supports goals for growth identified through Section 2 of the Plan.

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 hospital use will remain compatible with surrounding institutional and open space land uses. The proposed addition will represent an increased building height on the property, however given the size of the landholding and its bordering on all sides by municipal streets, no adverse impacts on adjacent land uses beyond those expected by a hospital use are anticipated. The reduced setback from Stuart Street generally aligns with existing setbacks on the property. The majority of the massing has been located behind existing buildings on the lot, which serves to mitigate impacts on the streetscape and provide for appropriate transition to surrounding land uses. The reduction in loading spaces will not create compatibility concerns as the hospital will continue to utilize existing loading spaces which effectively fulfill its functional needs. Loading activities are concentrated on King Street West. Final functional and aesthetic design details will be refined through subsequent heritage permit and site plan control processes to ensure that the addition integrates effectively with its surroundings and does not create adverse effects.

April 11, 2022

Page 8 of 15

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 property will continue to provide loading spaces from King Street, which the applicant has indicated are effective at fulfilling functional needs for deliveries. The hospital expansion has been designed to provide a dedicated ambulance bay and private morgue entrance to provide direct and efficient access for these uses. The introduction of the new rooftop helipad will improve functionality of emergency patient transfers. Further, improved public transit waiting areas have been requested by Transit staff through technical review, and details of such will be reviewed and secured through the site plan control process. The E Zone does not require parking minimums for hospital uses; through the site plan control process technical staff have requested transportation a study to ensure that any road improvements necessary to support the expanded hospital will be secured and implemented.

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 city does not have urban design principles specific to hospital uses. The hospital utilizes a qualified team of architects and designers to complete such expansion projects. The applicant team has been working iteratively through the design process in consultation with City staff to ensure the addition provides an attractive built form while accommodating hospital functional needs.

The property is recognized as a National Historic Site and is also designated under the Ontario Heritage Act. The applicant will be seeking Council approval for a heritage permit for the proposed works. A Heritage Impact Statement will be required as part of that process and some changes or conditions related to design details may be requested as part of that technical review.

Given the iterative design process and heritage permit process described above, the recommended conditions include flexibility related to physical design in order to ensure that any technical or heritage needs can be accommodated as the project progresses through the approvals process without the need to obtain a further variance.

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;

As described above, the property is designated under the Ontario Heritage Act and a heritage permit application will be required for the proposed works. A Heritage Memo has been submitted to support this minor variance application to the satisfaction of Heritage Planning staff. A Heritage Impact Statement will be required as part of a future heritage permit application.



April 11, 2022

Page 9 of 15

The proposed variances to minimum yards and number of loading spaces are not anticipated to have heritage impacts given that that proposed setbacks generally align with the existing street wall and the requested relief is minor, as described through this report. Further design details and consideration of impacts to retained heritage buildings will be reviewed thoroughly as part of the heritage permit and site plan control processes.

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 hospital is on full municipal services and will remain as such. Through the site plan control process, detailed servicing plans and reports will be reviewed by technical agencies including Utilities Kingston and Engineering to ensure that any required upgrades are undertaken to provide continuity of services to the expanded hospital.

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 proposed use and height are permitted as-of-right by the zoning by-law. The reduction in minimum yards abutting Stuart Street and the reduction in the number of loading spaces required are appropriately addressed through a minor variance application as reviewed through this report. The additional variance request related to yards on Queen's University-owned properties are administrative in nature given the existing agreement for purchase of the properties by the hospital.

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;

A number of conditions are recommended through this approval, as described in Exhibit A.

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

The use and scale of the proposed addition are zone-compliant and represent desirable expansion of services for the community. Relief from yard provisions for this proposal will not set an undesirable precedent for the area, as the hospital setting and interface with adjacent university uses is unique and context specific.

The proposal meets the intent of the Official Plan as the proposed hospital expansion will allow for the site to continue to provide critical institutional services to the community, including provision of healthcare and significant employment opportunities within the Urban Boundary. The proposed addition will not create adverse impacts to adjacent properties or to the neighbourhood. The historic hospital use is a key defining land use for the area and is consistent with the institutional character of the immediate area. The proposal has been designed to retain significant heritage attributes on the property.

April 11, 2022

Page 10 of 15

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

The majority of the subject property is zoned the Special Education and Medical Uses ‘E’ Zone under Zoning By-Law Number 8499. Etherington Hall is located within a site-specific ‘E.100’ Zone, which includes only one special provision related to no minimum side yard requirements. It appears that this special provision was adopted given that the lot line generally follows Etherington Hall’s exterior walls. The ‘E’ zone permits a variety of institutional uses, including hospitals.

The proposal requires variances to Section 17.3 of the by-law related to minimum yard requirements, as well as from Section 5.4(a)(iv) related to the amount of off-street loading areas for hospitals based on the proposed floor area.

**Variance Number 1:**

By-Law Number 8499: Requirement:	Section 17.3(a)(ii) Minimum front yard shall be 7.5 metres for all buildings located within the E Zone adjacent to King Street between Barrie and Collingwood Street.
Proposed:	0 metre front yard for the portions of the property abutting Stuart Street (applies to 76, 88-90 and 94 Stuart Street)
Variance Requested:	7.5 metres

**Variance Number 2:**

By-Law Number 8499: Requirement:	Section 17.3(a)(ii) Minimum side yard shall be 7.5 metres for all buildings located within the E Zone adjacent to King Street between Barrie and Collingwood Street
Proposed:	0 metre side yard for the lands municipally addressed as 76 Stuart Street where abutting 88-90 and 94 Stuart Street
Variance Requested:	7.5 metres

**Variance Number 3:**

By-Law Number 8499: Requirement:	Section 17.3(c) Minimum rear yard shall be 7.5 metres or 25 per cent of the depth of the lot, whichever is the lesser figure
Proposed:	0 metre rear yard for the lands municipally addressed at 88-90 and 94 Stuart Street
Variance Requested:	7.5 metres

April 11, 2022

Page 11 of 15

**Variance Number 4:**

By-Law Number 8499: Section 17.3(c)  
 Requirement: Minimum side yard shall be equal to ½ the height of the building.  
 Proposed: 0 metre side yard for the lands municipally addressed at 88-90 Stuart Street  
 Variance Requested: 9.2 metres

**Variance Number 5:**

By-Law Number 8499: Section 5.4(a)(iv)  
 Requirement: 33 loading spaces  
 Proposed: 6 loading spaces  
 Variance Requested: 27 loading spaces

The ‘E’ Zone provides different minimum yard requirements depending on the specific location of a subject property. For properties abutting King Street between Barrie and Collingwood Streets, the zone requires front, side and rear yards to be a minimum of 7.5 metres. The purpose of minimum yard requirements is to ensure adequate separation and transition between land uses as well as to provide space for functional needs on a property. The existing hospital site represents a large-scale institutional property bordered by similarly scaled institutional uses and is comprised of a number of building forms and setbacks as a result of the historic nature of the site. For example, the existing Etherington Hall and Richardson Laboratory, which are proposed to be removed to make way for the addition, are located very close to the Stuart Street lot line. Etherington Hall specifically is built right up to the lot line. The requested reduction to required front yard depth for the addition would provide a setback consistent with what currently exists on the property and would facilitate a direct entrance from Stuart Street with connections to existing underground pedestrian tunnels.

It is noted that the proposed addition would be a significant increase in height from the current buildings in this location. The proposed 12-storey height is permitted as-of-right in the zone and will accommodate needed additional floor area on the property without impacting the identified heritage assets. The building has been designed to provide material transition between lower and upper storeys, and the majority of the massing has been located at a significant setback central to the site, providing transition on the property and mitigating impacts to the pedestrian environment on Stuart Street. As the hospital effectively encompasses the entire city block, impacts to adjacent properties are minimized. As such, the proposed variance maintains the intent of the by-law as separation continues to be provided to adjacent properties in the form of municipal streets. The building has also been designed to mitigate its impacts on the pedestrian realm and provide adequate transition. The proposed location will also ensure that site functionality including pedestrian and vehicular access will be improved.

The site-specific E.100 zone, which applies to the Etherington Hall property, exempts those lands from minimum side yard requirements. The hospital is acquiring both

April 11, 2022

Page 12 of 15

Etherington Hall and Richardson Laboratory from the university and incorporating the sites into the larger landholding. The proposed building will straddle the existing lot lines. As such, for clarity the application is seeking relief from side yard requirements for portions of the 76 Stuart Street property that abut Etherington Hall and Richardson Labs. This relief would allow for the addition to be built as proposed. Similarly, the application requests relief from rear yard requirements for the Etherington Hall property at 94 Stuart Street, and side and rear yard requirements for the Richardson Laboratory property at 88-90 Stuart Street. This relief maintains the intent of the by-law as the properties will effectively be owned by the same entity and will be functioning as one lot. As the properties merge this requested relief would effectively become obsolete.

The zoning by-law provides requirements for loading facilities in its general provisions section. Provision of loading facilities is required in order to limit traffic impacts to the municipal street and to ensure functional and centralized areas for deliveries are provided on-site. Loading space provision is calculated based upon the gross floor area of the proposed use. Given that a substantial amount of floor area is being added through this addition, a total of 33 loading spaces would be required as-of-right for the entire hospital. The hospital currently operates with 6 loading spaces accessed from King Street West. The applicants have indicated that these existing 6 spaces are sufficient to meet the expanded hospital needs and will continue to provide functional capacity for loading and unloading. While the amount of materials delivered may increase with the expansion, it is not anticipated that the change would be so substantial as to require more than 6 loading bays at any one time. As such, the proposed relief meets the intent of the by-law as sufficient loading capacity will continue to be provided on-site in a centralized and functional location.

### **3) The variances are minor in nature**

The variances are considered minor in nature as they will not have impacts on adjacent properties given the use of the site and the existing lot configuration. The reduction in front yard setback is consistent with the current site condition, and the new addition has been designed to effectively interact with the pedestrian realm and concentrate the majority of its massing towards the centre of the property. Variances to side and rear yard requirements are technical in nature given historic lot lines and will facilitate comprehensive development of the site. The impact of such relief will therefore be negligible. The relief to minimum loading space provision is considered minor in nature as the reduction will not have impact on surrounding properties or municipal streets given that the hospital will continue to provide 6 functional loading bays for ongoing use.

### **4) The variances are desirable for the appropriate development or use of the land, building or structure**

The proposed variances are desirable for the ongoing use of the subject property as a significant medical institution in the city. The hospital use of the site is supported by both the Official Plan designation and the zoning category applied to the lands. The variances

April 11, 2022

Page 13 of 15

will support an expansion of medical services provided on-site in a form that is compatible with surrounding land uses and fulfills the functional needs of the hospital and its users. The proposed expansion location aims to ensure ongoing provision of care to patients, as well as retention of significant heritage attributes on the property.

**Technical Review: Circulated Departments and Agencies**

- Building Services
- Finance
- Fire & Rescue
- Solid Waste
- Housing
- KEDCO
- CRCA
- Parks Canada
- Hydro One
- Kingston Airport
- Engineering Department
- Utilities Kingston
- Kingston Hydro
- Parks Development
- District Councillor
- Municipal Drainage
- KFL&A Health Unit
- Eastern Ontario Power
- Enbridge Pipelines
- Heritage Services
- Real Estate & Environmental Initiatives
- City’s Environment Division
- Canadian National Railways
- Ministry of Transportation
- Parks of the St. Lawrence
- Trans Northern Pipelines
- CFB Kingston
- 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. The proposed expansion will be subject to site plan control approval and detailed technical review will be undertaken as part of that process.

**Public Comments**

At the time this report was finalized no comments have been received by members of the public. 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. The proposed expansion will be subject to site plan control approval.

**Conclusion**

The requested variances maintain 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 variances are 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.

April 11, 2022

Page 14 of 15

Approval of this application will permit the expansion of Kingston General Hospital as proposed, which would include a new 12-storey addition. The addition will allow for improved services for patients and fulfill identified needs of the hospital related to additional floor space and improved facilities. The expansion would support Kingston and region residents and represents an appropriate and desirable ongoing use of the institutionally designated lands.

**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 8499

**Notice Provisions:**

A Committee of Adjustment Meeting is going to be held respecting this application on April 11, 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 18 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

**Financial Considerations:**

None

**Contacts:**

James Bar, Manager, Development Approvals, 613-546-4291 extension 3213

Genise Grant, Senior Planner, 613-546-4291 extension 3185

April 11, 2022

Page 15 of 15

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Neighbourhood Context Map (2001)
- Exhibit D Public Notification Map
- Exhibit E Official Plan Map
- Exhibit F Zoning By-Law Number 8499, Map 30
- Exhibit G Proposed Site Plan
- Exhibit H Proposed Floor Plans
- Exhibit I Proposed Elevations

## Recommended Conditions

### Application for minor variance, File Number D13-008-2022

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

#### 1. Limitation

That the approved minor variance applies only to the expansion of the existing hospital on the property as shown on the approved drawings attached to the notice of decision. It is acknowledged that some changes to the detailed design and site functionality may occur through the required heritage permit and site plan control application processes. Those changes, if approved through those formal application processes, are deemed to be consistent with this decision.

#### 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

Archaeological clearance of the subject property is required, beginning with a Stage One Archaeological Assessment and including any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standards and Guidelines for Consultant Archaeologists, as amended from time to time, prior to any soil disturbance.

One digital copy of the assessment report(s) and any acceptance letter(s) from the Ministry of Heritage, Sport, Tourism, and Culture Industries shall be provided to the City through the required Site Plan Control application.




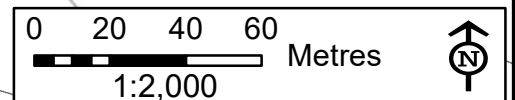
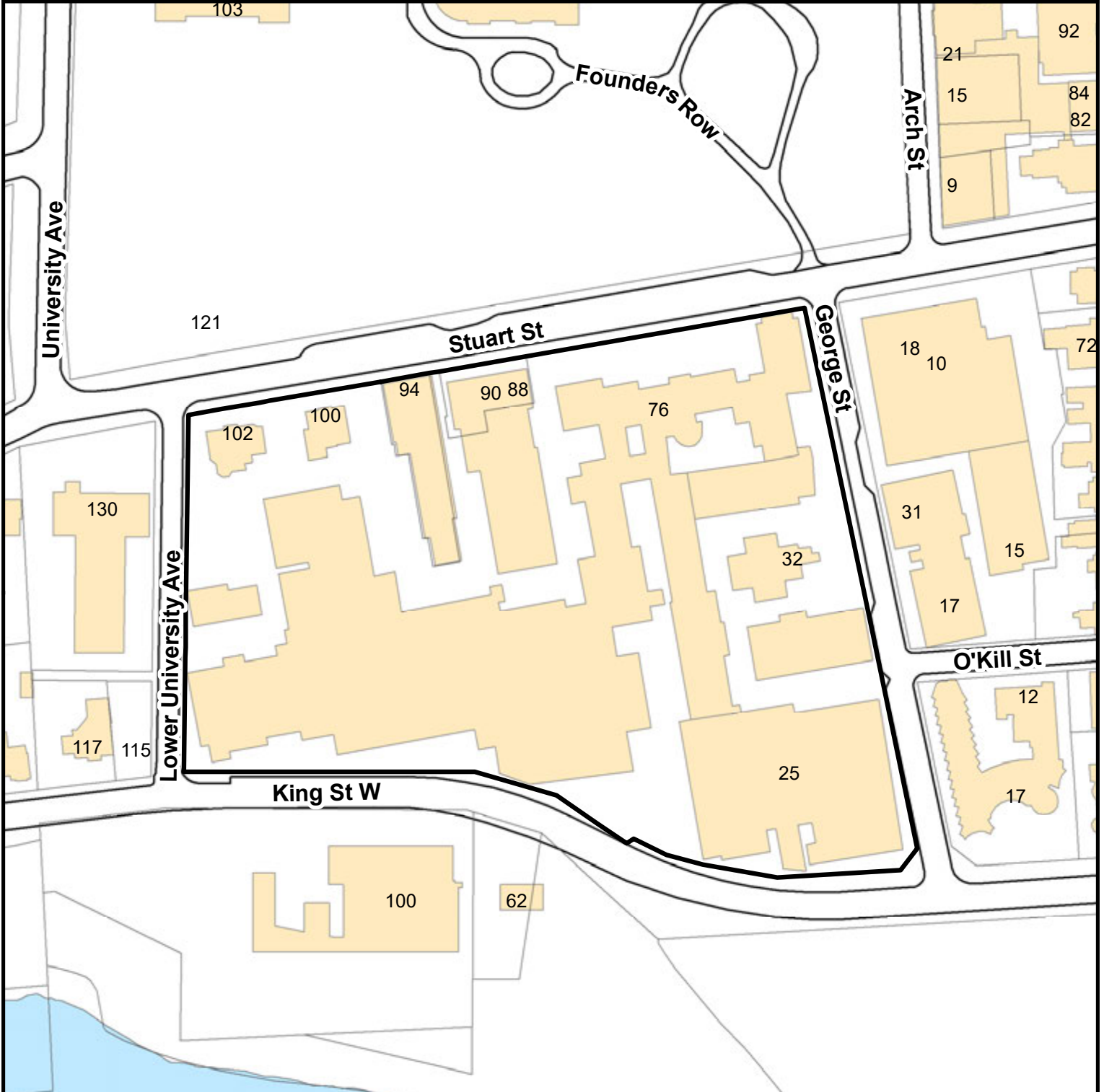
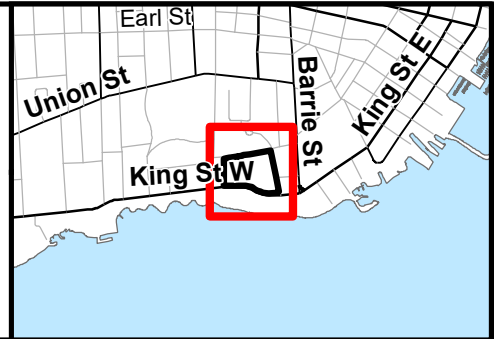
The City relies upon the report of the professional archaeologist as filed, but reserves the right to require further reports should further evidence be uncovered. The applicant may be required to further review the state of archaeological resources on the property depending on the recommendations of the report and subject to input and review from the Ministry of Heritage, Sport, Tourism, and Culture Industries. The City shall not be restricted in its ability to determine requirements related to review, assessment and/or protection should archaeological resources be found on site. Any costs arising from such requirements of the City, or any other duly authorized Government body, shall be borne solely by the applicant.



# Committee of Adjustment Key Map

Address: 76 Stuart St  
File Number: D13-008-2022

 Lands Subject to Minor Variance

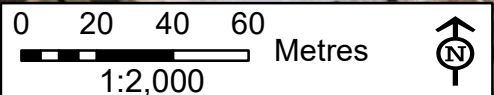




# Committee of Adjustment Neighbourhood Context (2021)

Address: 76 Stuart St  
File Number: D13-008-2022

- Subject Lands
- Property Boundaries
- Proposed Parcels

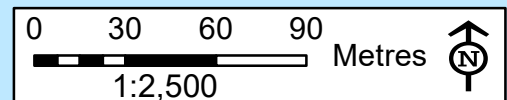
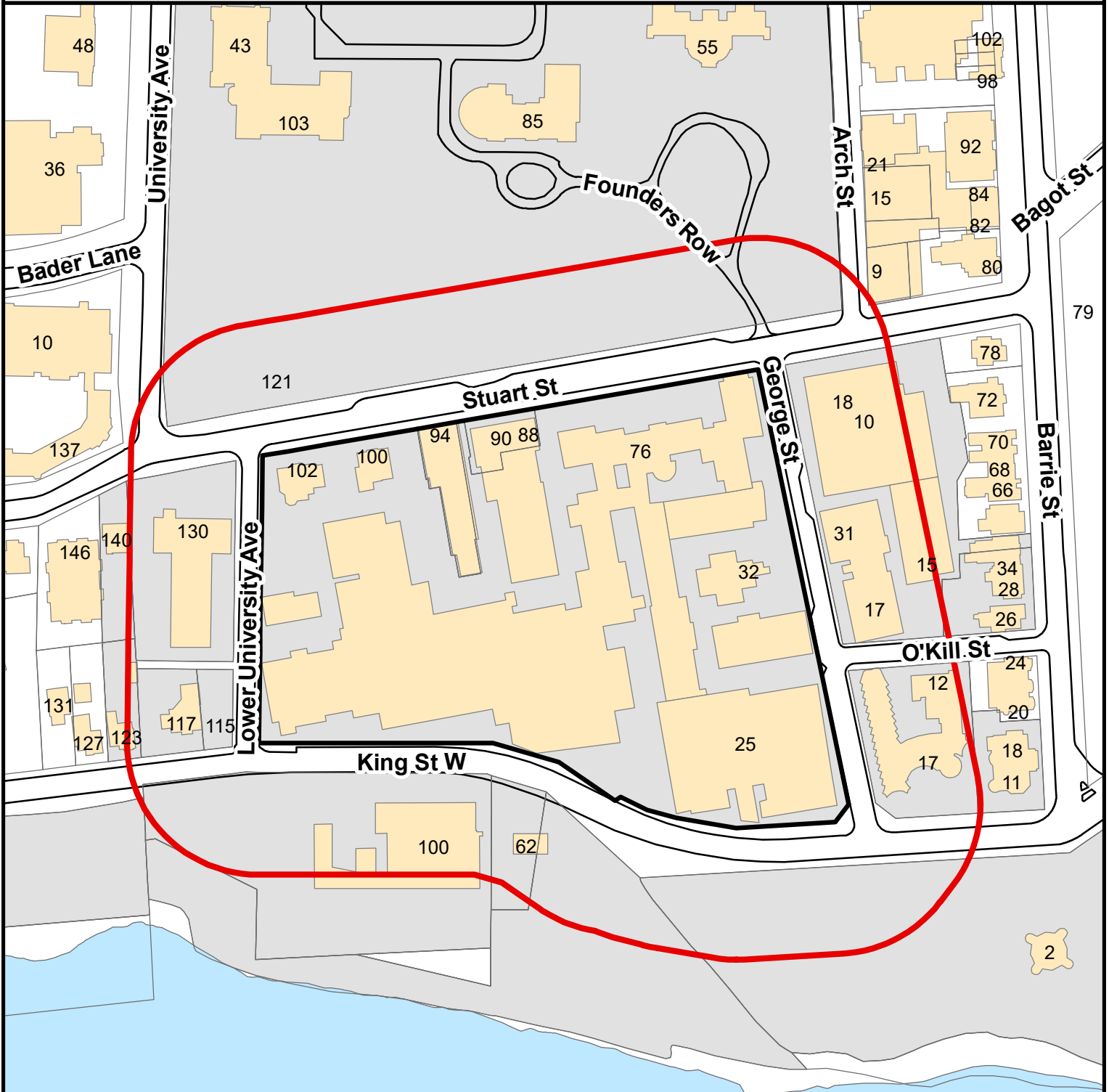




# Committee of Adjustment Public Notice Notification Map

Address: 76 Stuart St  
File Number: D13-008-2022

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

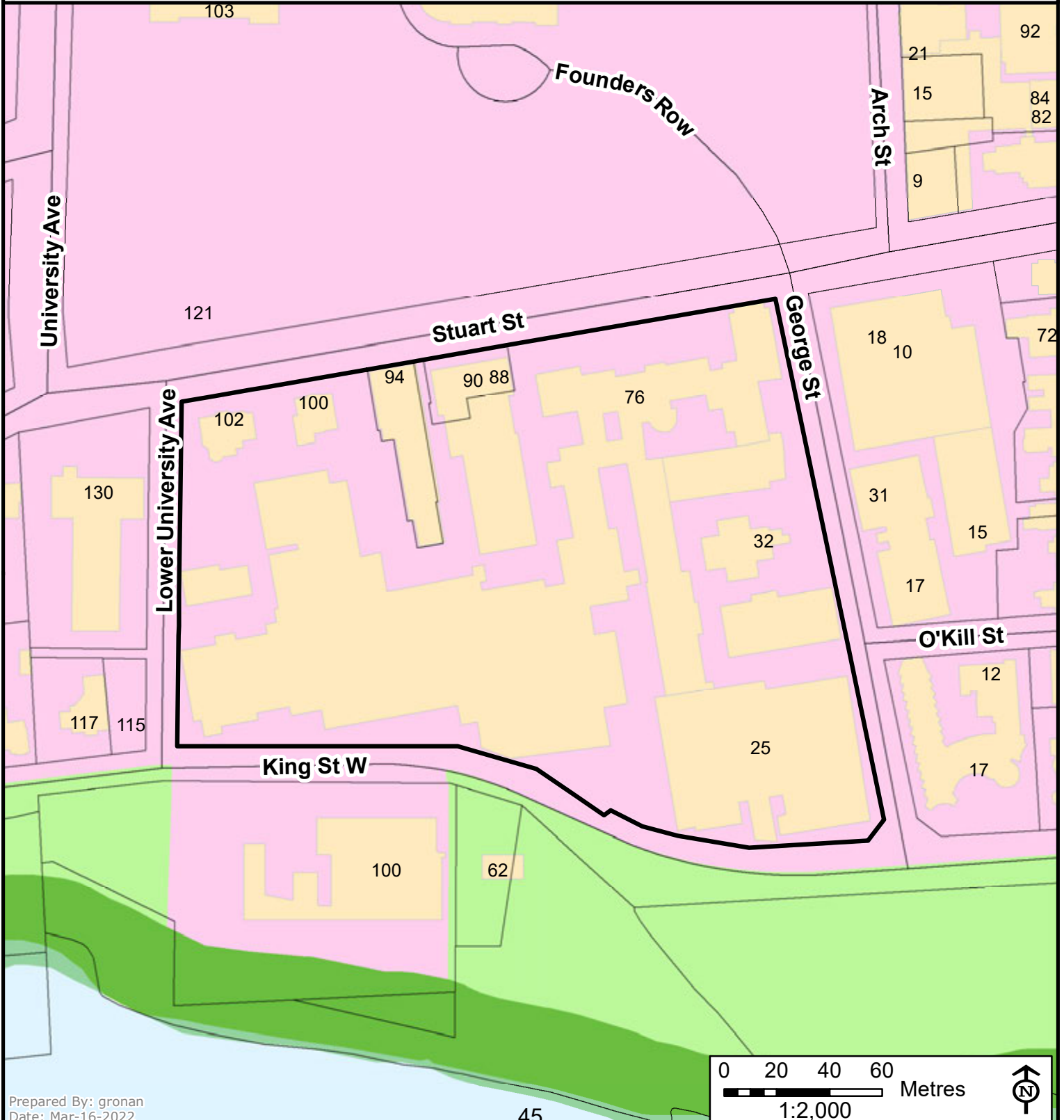




Committee of Adjustment  
**Official Plan, Existing Land Use**

Address: 76 Stuart St  
File Number: D13-008-2022

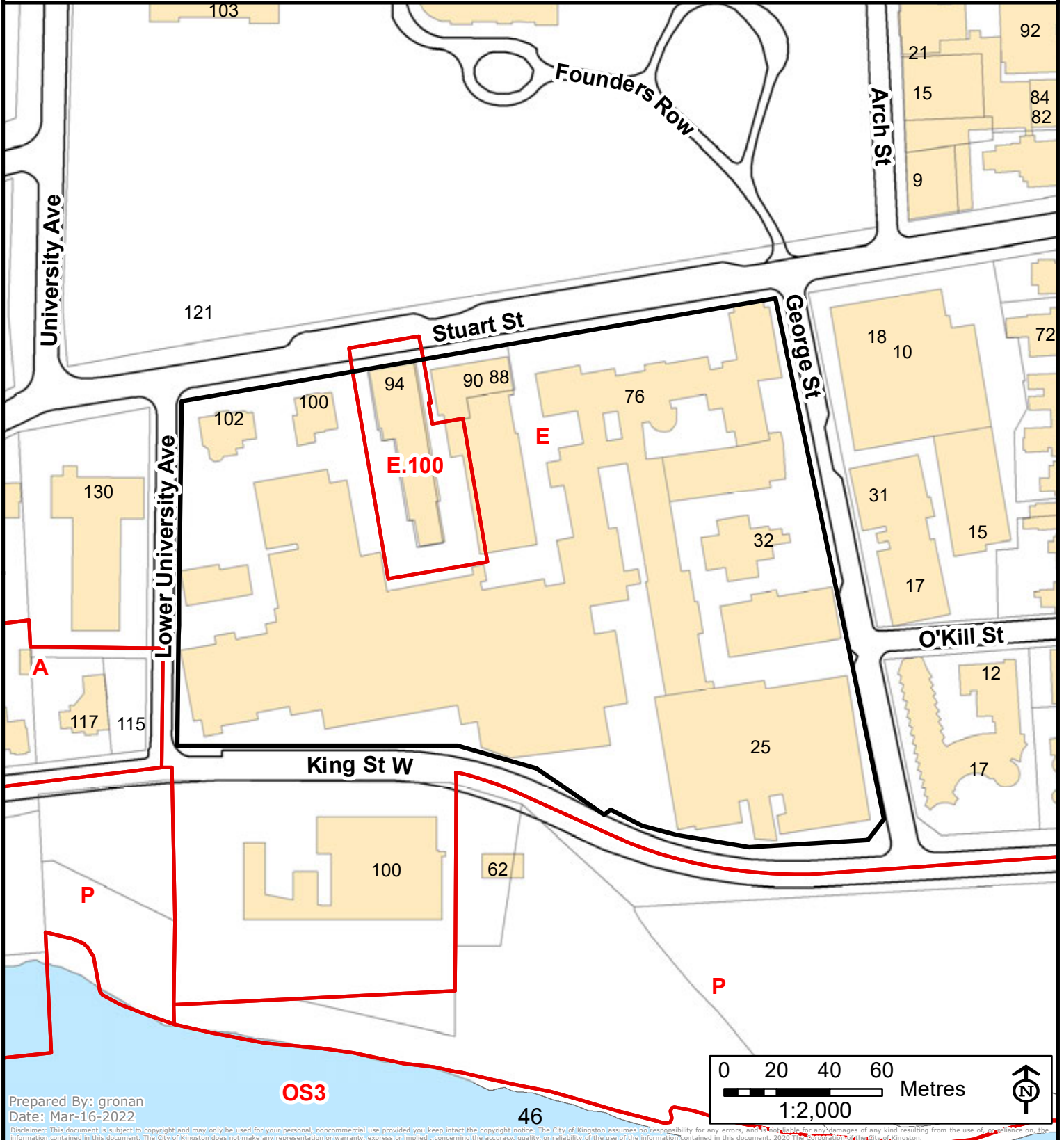
-  Subject Lands
-  ENVIRONMENTAL PROTECTION AREA
-  INSTITUTIONAL
-  OPEN SPACE





Committee of Adjustment  
**Existing Zoning - By-law 8499, Map 30**  
Address: 76 Stuart St  
File Number: D13-008-2022

- Subject Lands
- Consolidated Zoning





HDR Architecture Associates, Inc.  
27 Pinnao Street, Suite 400  
Kingston, ON, K7M 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



Architect	HDR
Architectural Architect	EXP
Chief Engineer	EXP
Structural Engineer	EXP
Mechanical Engineer	EXP
Electrical Engineer	EXP
Plumbing Engineer	EXP
Equipment Planner	EXP
Modeling	EXP

MARK	DATE	DESCRIPTION
1	2022-03-10	ISSUED FOR PRELIMINARY REVIEW
2	2022-03-18	ISSUED FOR POSTING
3	2022-03-25	ISSUED FOR PRELIMINARY APPROVAL
4	2022-04-07	ISSUED FOR STAGE 1 COSTING
5	2022-04-14	ISSUED FOR STAGE 2 COSTING
6	2022-04-21	ISSUED FOR STAGE 3 COSTING

Project Number: 130242  
Original Issue: 130242.0



PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name  
**SITE PLAN**

Scale:  
1:500  
Sheet Number:  
**A001**

Project Status:  
ISSUED FOR STAGE 3 COSTING





HDR Architecture Associates, Inc.  
27 Pinawa Street, Suite 400  
Kingston, ON, K7L 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



Architect	10/21
Lead Architect	10/21
Chief Engineer	10/21
Structural Engineer	10/21
Mechanical Engineer	10/21
Electrical Engineer	10/21
Plumbing Engineer	10/21
Healthcare Engineer	10/21
Equipment Planner	10/21
Modeling	10/21

Sheet Number	10/21
Revision	10/21

MARK	DATE	DESCRIPTION
1	10/21/21	ISSUED FOR PERMITTING SERVICES
2	10/21/21	ISSUED FOR COSTING
3	10/21/21	ISSUED FOR PERMITTING SERVICES
4	10/21/21	ISSUED FOR PERMITTING SERVICES
5	10/21/21	ISSUED FOR PERMITTING SERVICES

Project Number: 101040  
Original Issue: 10/21/21



PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name:  
**LEVEL 0  
DEPARTMENTAL ZONES  
PLAN**  
Scale:  
1:200  
Sheet Number:  
**A100**  
Project Status:  
ISSUED FOR STAGE 3 COSTING



DEPARTMENT ZONES - LEGEND

00 Morgue Access
01 Morgue
02 Morgue
03 Morgue
04 Morgue
05 Morgue
06 Morgue
07 Morgue
08 Morgue
09 Morgue
10 Morgue
11 Morgue
12 Morgue
13 Morgue
14 Morgue
15 Morgue
16 Morgue
17 Morgue
18 Morgue
19 Morgue
20 Morgue
21 Morgue
22 Morgue
23 Morgue
24 Morgue
25 Morgue
26 Morgue
27 Morgue
28 Morgue
29 Morgue
30 Morgue
31 Morgue
32 Morgue
33 Morgue
34 Morgue
35 Morgue
36 Morgue
37 Morgue
38 Morgue
39 Morgue
40 Morgue
41 Morgue
42 Morgue
43 Morgue
44 Morgue
45 Morgue
46 Morgue
47 Morgue
48 Morgue
49 Morgue
50 Morgue
51 Morgue
52 Morgue
53 Morgue
54 Morgue
55 Morgue
56 Morgue
57 Morgue
58 Morgue
59 Morgue
60 Morgue
61 Morgue
62 Morgue
63 Morgue
64 Morgue
65 Morgue
66 Morgue
67 Morgue
68 Morgue
69 Morgue
70 Morgue
71 Morgue
72 Morgue
73 Morgue
74 Morgue
75 Morgue
76 Morgue
77 Morgue
78 Morgue
79 Morgue
80 Morgue
81 Morgue
82 Morgue
83 Morgue
84 Morgue
85 Morgue
86 Morgue
87 Morgue
88 Morgue
89 Morgue
90 Morgue
91 Morgue
92 Morgue
93 Morgue
94 Morgue
95 Morgue
96 Morgue
97 Morgue
98 Morgue
99 Morgue
00 Morgue





HDR Architecture Associates, Inc.  
27 Pinawa Street, Suite 400  
Kingston, ON, K7M 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



Architect: HDR  
 Architectural Architect: HDR  
 Civil Engineer: HDR  
 Electrical Engineer: HDR  
 Mechanical Engineer: HDR  
 Plumbing Engineer: HDR  
 Structural Engineer: HDR  
 Equipment Planner: HDR  
 Sustainability: HDR

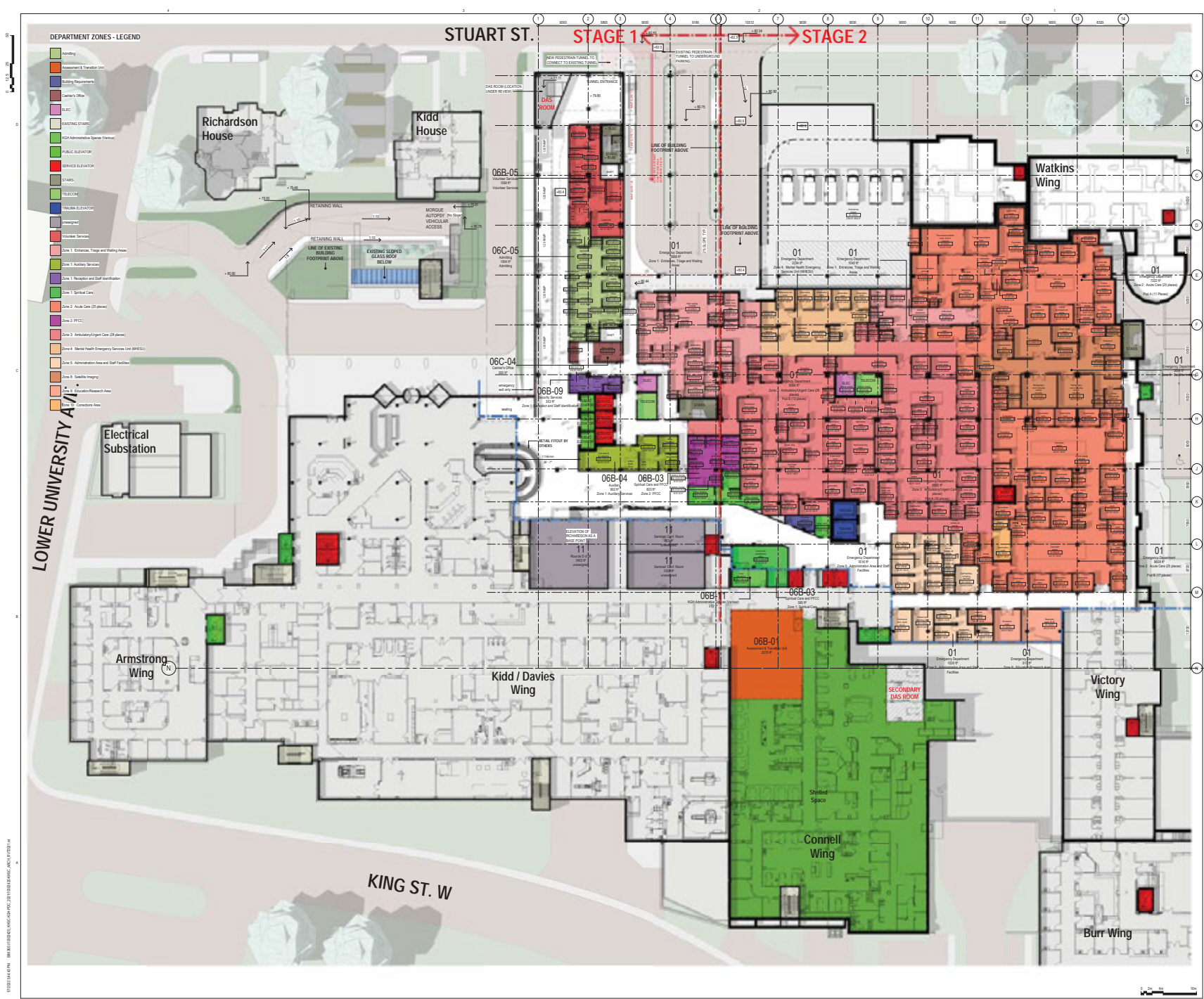
MARK	DATE	DESCRIPTION
1	2022-03-10	ISSUED FOR PRELIMINARY REVIEW
2	2022-03-18	ISSUED FOR PRELIMINARY REVIEW
3	2022-03-25	ISSUED FOR PRELIMINARY REVIEW
4	2022-04-01	ISSUED FOR PRELIMINARY REVIEW
5	2022-04-08	ISSUED FOR PRELIMINARY REVIEW
6	2022-04-15	ISSUED FOR PRELIMINARY REVIEW

Project Number: 101040  
 Discipline: 101020



PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name:  
**LEVEL 1  
DEPARTMENTAL ZONES  
PLAN**  
 Scale:  
1:200  
 Sheet Number:  
**A101**  
 Project Status:  
ISSUED FOR STAGE 3 COSTING





HDR Architecture Associates, Inc.  
27 Pinawa Street, Suite 400  
Kingston, ON, K7M 1A3

Kingston Health Sciences Centre  
Kingston General Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7

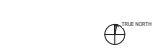


Architect: HDR  
Architectural Architect: HDR  
Civil Engineer: HDR  
Electrical Engineer: HDR  
Mechanical Engineer: HDR  
Plumbing Engineer: HDR  
Structural Engineer: HDR  
Equipment Planner: HDR  
Interior Designer: HDR

MARK	DATE	DESCRIPTION
1	2022-03-15	ISSUED FOR PRELIMINARY REVIEW
2	2022-03-16	ISSUED FOR PRELIMINARY REVIEW
3	2022-03-16	ISSUED FOR PRELIMINARY REVIEW
4	2022-03-16	ISSUED FOR PRELIMINARY REVIEW
5	2022-03-16	ISSUED FOR PRELIMINARY REVIEW

Project Number: 101040  
101040-2

Key Plan



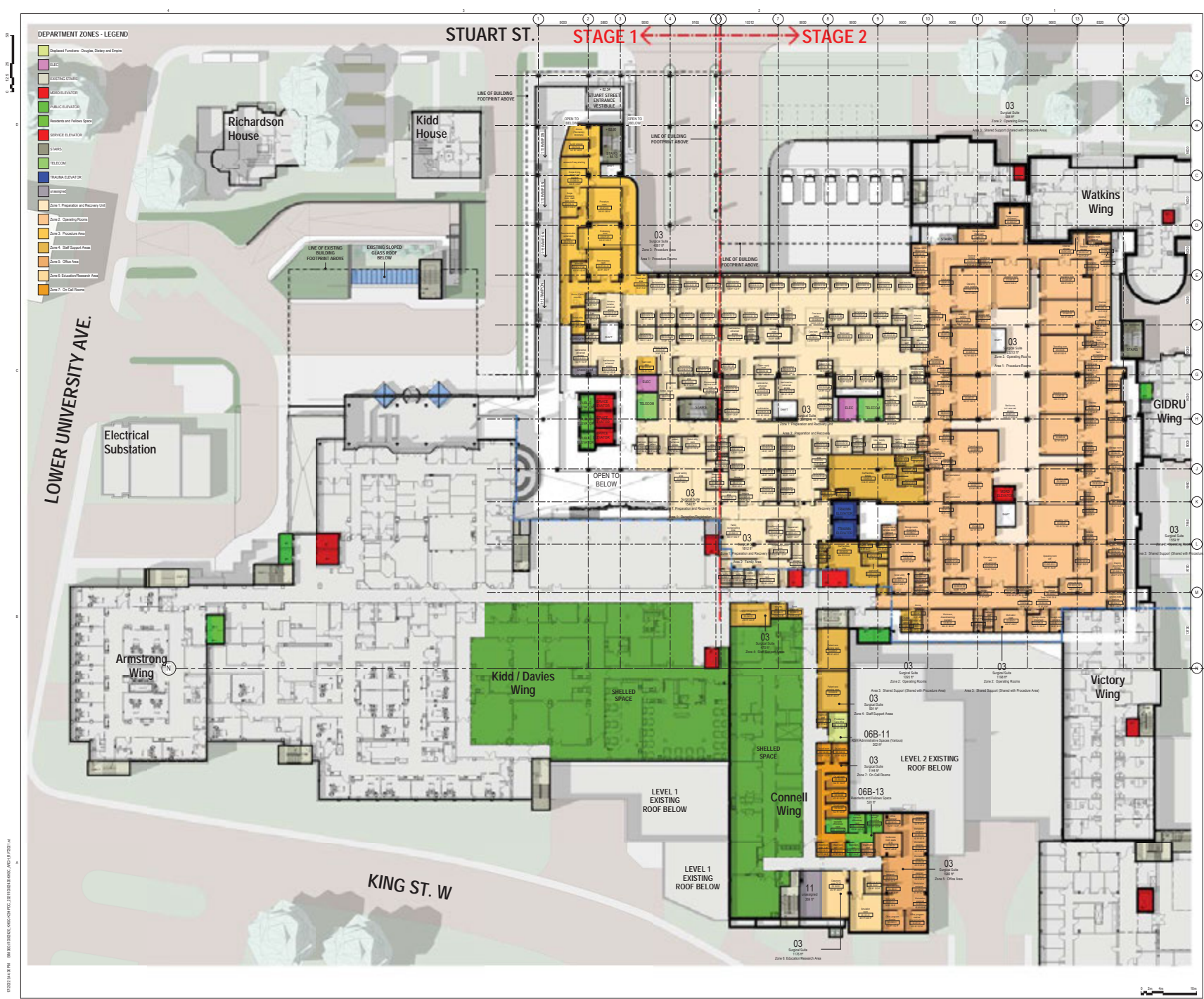
PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name:  
**LEVEL 2 DEPARTMENTAL ZONES PLAN**

Scale:  
1:200

Sheet Number:  
**A102**

Project Status:  
ISSUED FOR STAGE 3 COORDINATING





HDR Architecture Associates, Inc.  
27 Phoenix Street, Suite 400  
Kingston, ON, K7M 1A3

Kingston Health Sciences Centre  
Kingston General Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



MARK	DATE	DESCRIPTION
1	2022-03-18	ISSUED FOR PRELIMINARY REVIEW
2	2022-03-18	ISSUED FOR POSTING
3	2022-03-18	ISSUED FOR PUBLIC CONSULTATION
4	2022-03-18	ISSUED FOR PUBLIC CONSULTATION
5	2022-03-18	ISSUED FOR PUBLIC CONSULTATION

Project Number: 101040  
Organization: 101020

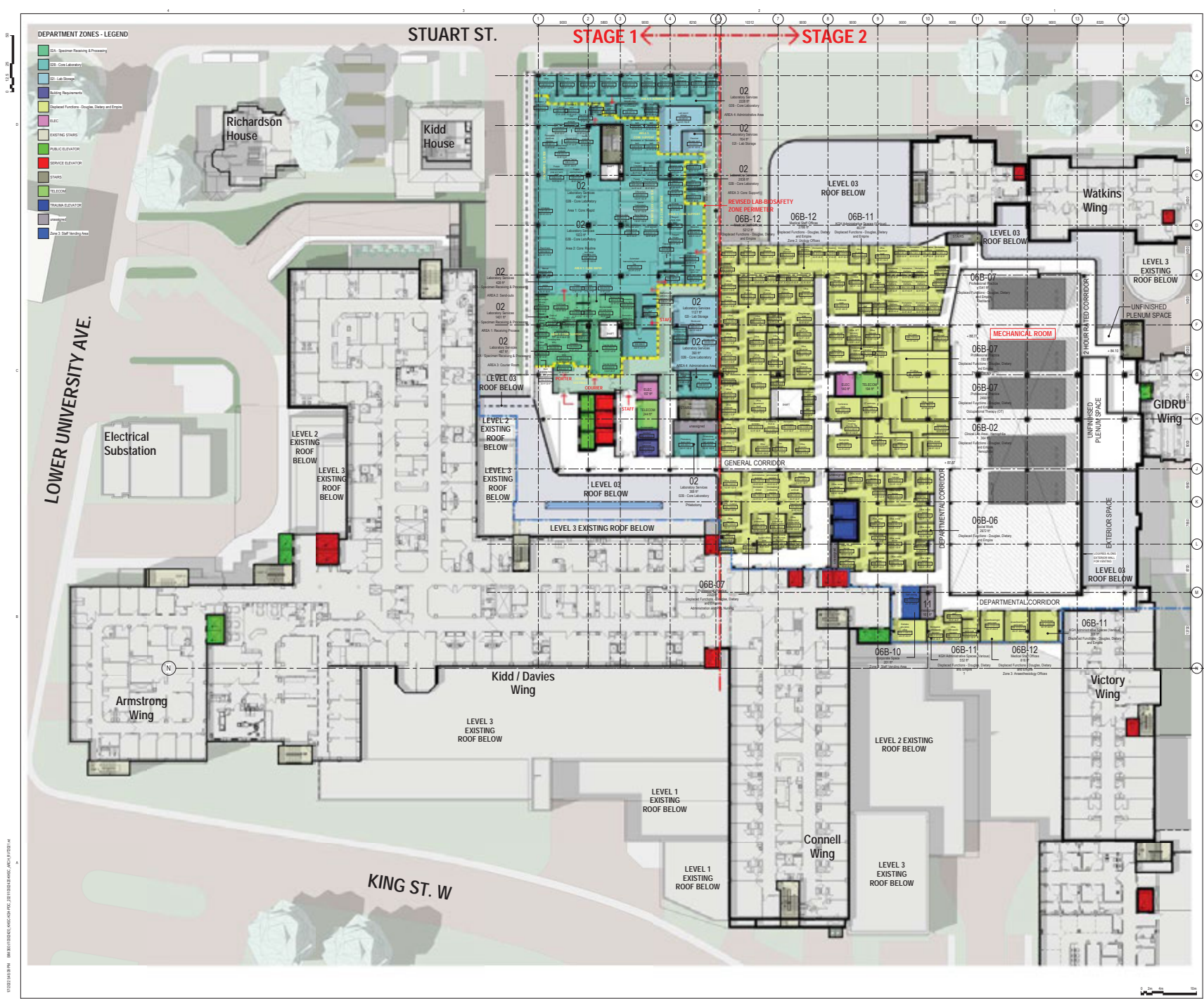
Key Plan



PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name:  
**LEVEL 3 DEPARTMENTAL ZONES PLAN**  
Scale:  
1:200  
Sheet Number:  
**A103**

Project Status:  
ISSUED FOR STAGE 3 COATING





HDR Architecture Associates, Inc.  
27 Pinnaux Street, Suite 400  
Kingston, ON, K7L 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



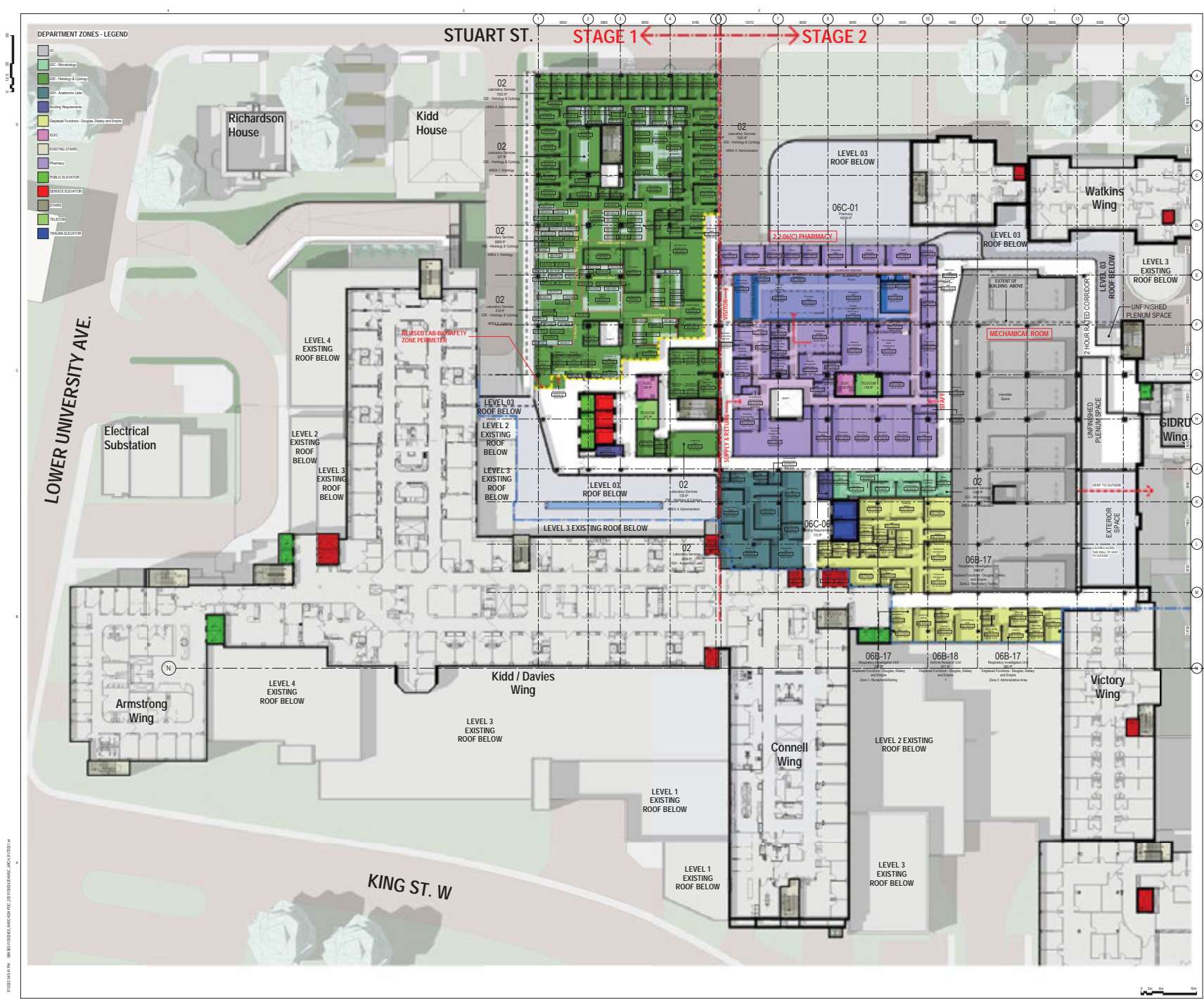
MARK	DATE	DESCRIPTION
1	2022-08-18	ISSUED FOR PRELIMINARY REVIEW
2	2022-08-18	ISSUED FOR COSTING
3	2022-08-18	ISSUED FOR PRELIMINARY APPROVAL
4	2022-08-18	ISSUED FOR PRELIMINARY APPROVAL
5	2022-08-18	ISSUED FOR PRELIMINARY APPROVAL

Project Number: 181040  
Revision: 181022-4

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Title:  
**LEVEL 4  
DEPARTMENTAL ZONES  
PLAN**  
Scale:  
1:200  
Sheet Number:  
**A104**

Project Status:  
ISSUED FOR STAGE 3 COSTING





HDR Architecture Associates, Inc.  
27 Prince Street, Suite 400  
Kingston, ON, K7L 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



MARK	DATE	DESCRIPTION
1	2022-09-19	ISSUED FOR STAGE 1 COSTING
2	2022-10-10	ISSUED FOR STAGE 2 COSTING
3	2022-11-01	ISSUED FOR STAGE 3 COSTING
4	2022-11-01	ISSUED FOR STAGE 4 COSTING
5	2022-11-01	ISSUED FOR STAGE 5 COSTING
6	2022-11-01	ISSUED FOR STAGE 6 COSTING

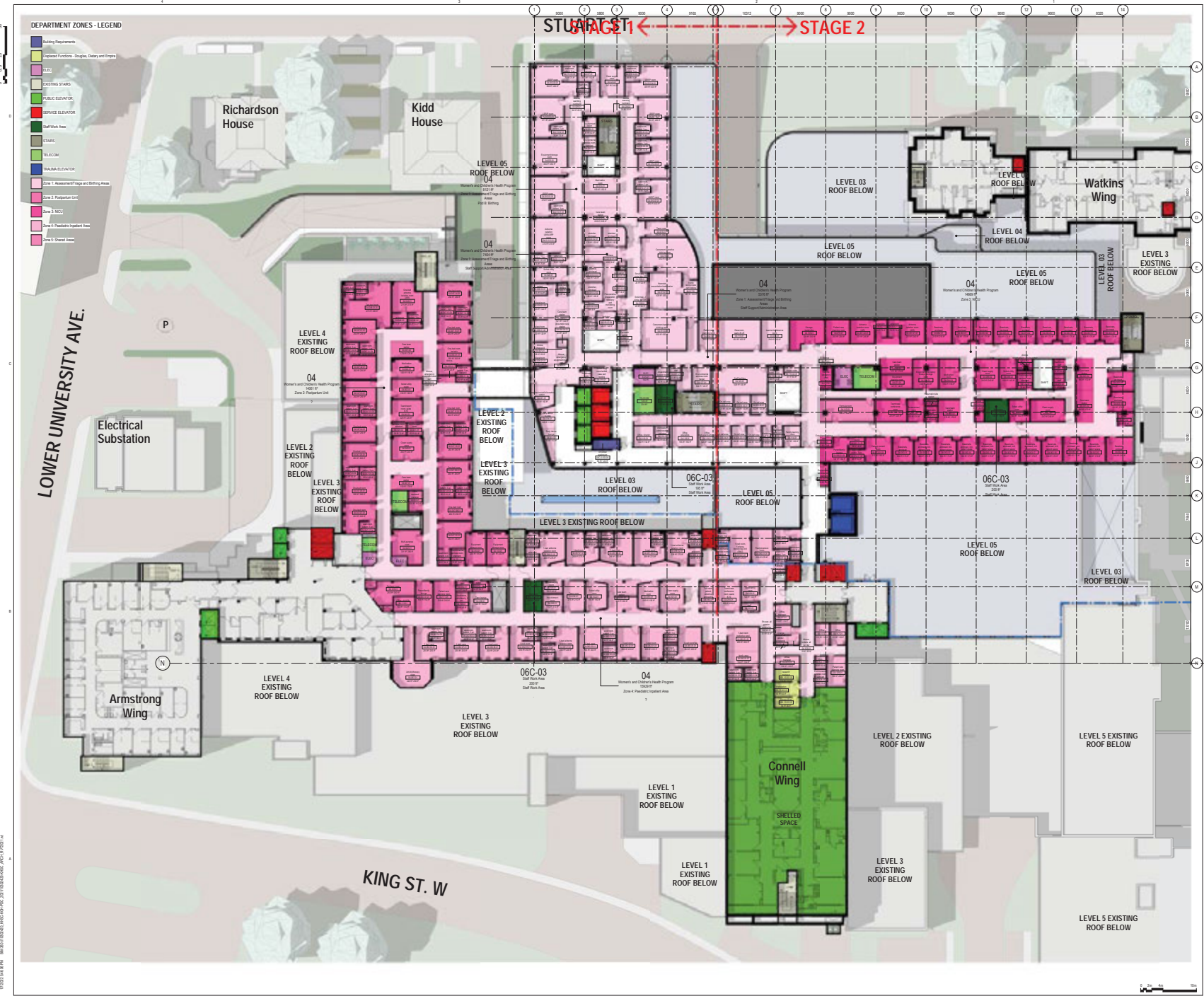
Project Number: 180240  
Revision: 181022.v

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name:  
**LEVEL 6  
DEPARTMENTAL ZONES  
PLAN**

Scale:  
1:200  
Sheet Number:  
**A105**

Project Status:  
ISSUED FOR STAGE 3 COSTING







HDR Architecture Associates, Inc.  
27 Pinnaux Street, Suite 400  
Kingston, ON, K7M 4V4

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



Architect: HDR  
 Architectural Architect: HDR  
 Civil Engineer: HDR  
 Electrical Engineer: HDR  
 Mechanical Engineer: HDR  
 Plumbing Engineer: HDR  
 Structural Engineer: HDR  
 Equipment Planner: HDR  
 Sustainability: HDR

Client: Kingston Health Sciences Centre

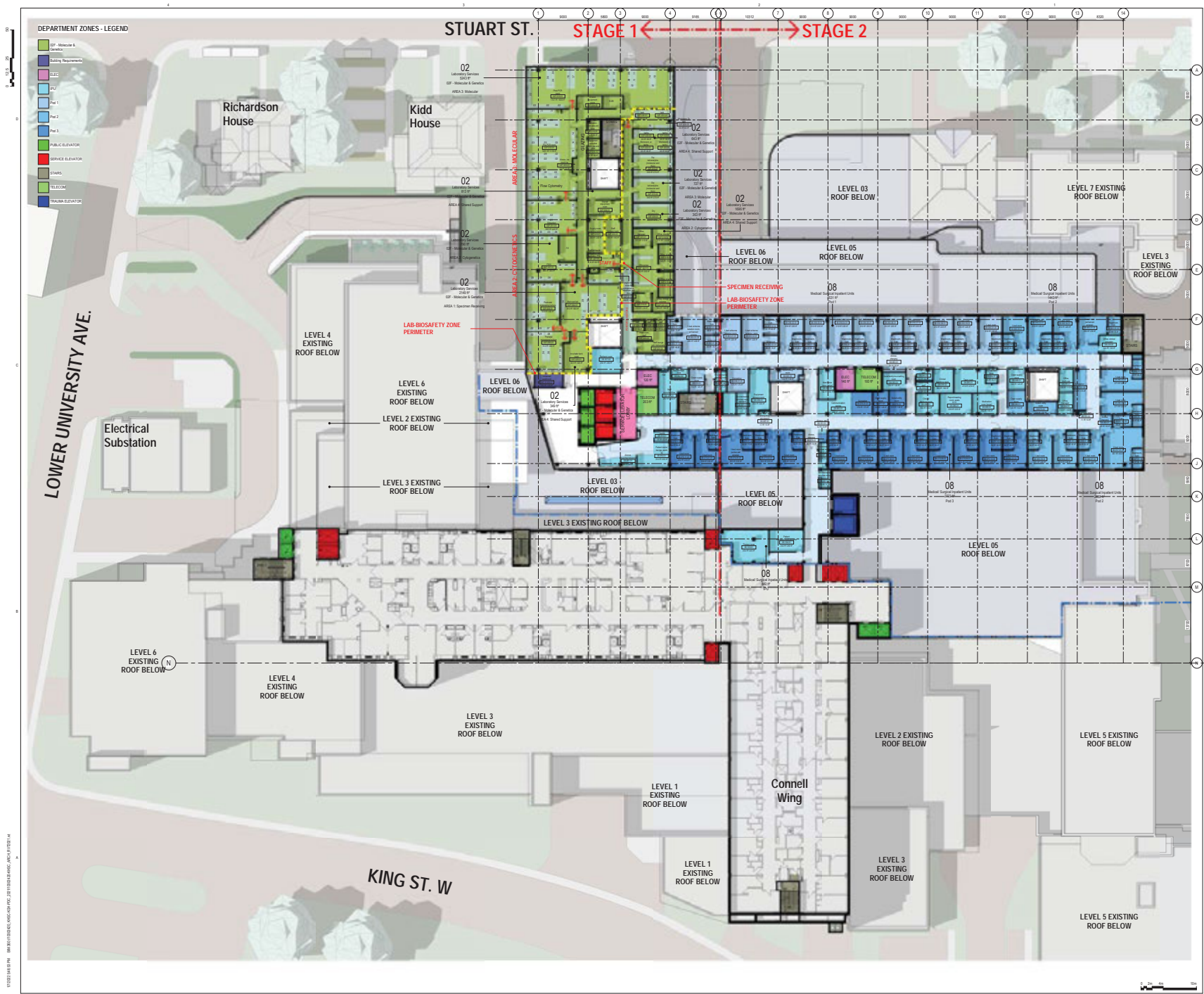
MARK	DATE	DESCRIPTION
1	2022-03-15	ISSUED FOR PERMITTING
2	2022-03-15	ISSUED FOR PERMITTING
3	2022-03-15	ISSUED FOR PERMITTING
4	2022-03-15	ISSUED FOR PERMITTING
5	2022-03-15	ISSUED FOR PERMITTING

Project Number: 101040  
 Organization: 101040



PRELIMINARY  
 NOT FOR CONSTRUCTION

Sheet Name:  
**LEVEL 7 DEPARTMENTAL ZONES PLAN**  
 Scale:  
 1:200  
 Sheet Number:  
**A107**  
 Project Status:  
 ISSUED FOR STAGE 3 COSTING



DEPARTMENT ZONES - LEGEND

02	Molecular & Genetic
03	Immunology
04	Cellular
05	Pathology
06	Public Health
07	Public Health
08	Public Health
09	Public Health
10	Public Health
11	Public Health
12	Public Health
13	Public Health
14	Public Health
15	Public Health
16	Public Health
17	Public Health
18	Public Health
19	Public Health
20	Public Health
21	Public Health
22	Public Health
23	Public Health
24	Public Health
25	Public Health
26	Public Health
27	Public Health
28	Public Health
29	Public Health
30	Public Health
31	Public Health
32	Public Health
33	Public Health
34	Public Health
35	Public Health
36	Public Health
37	Public Health
38	Public Health
39	Public Health
40	Public Health
41	Public Health
42	Public Health
43	Public Health
44	Public Health
45	Public Health
46	Public Health
47	Public Health
48	Public Health
49	Public Health
50	Public Health



HDR Architecture Associates, Inc.  
27 Pinnaux Street, Suite 400  
Kingston, ON, K7M 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



Architect: HDR  
Structural Engineer: HDR  
Civil Engineer: HDR  
Mechanical Engineer: HDR  
Electrical Engineer: HDR  
Plumbing Engineer: HDR  
Interior Designer: HDR  
Equipment Planner: HDR  
Healthcare Planner: HDR

MARK	DATE	DESCRIPTION
1	2022-03-15	ISSUED FOR PERMITTING
2	2022-03-15	ISSUED FOR PERMITTING
3	2022-03-15	ISSUED FOR PERMITTING
4	2022-03-15	ISSUED FOR PERMITTING
5	2022-03-15	ISSUED FOR PERMITTING

Project Number: 180240  
Original Date: 18/12/14

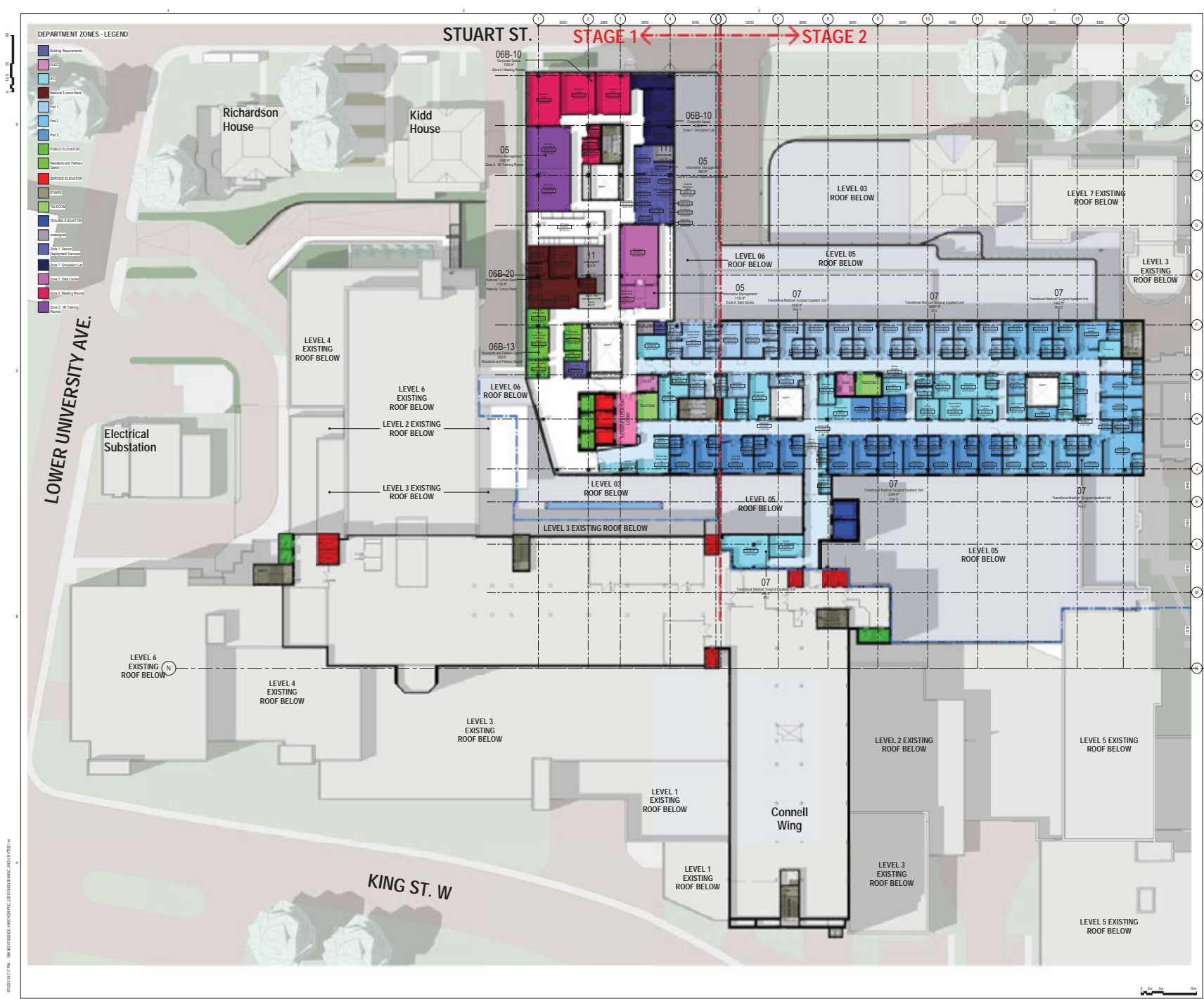


PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name:  
**LEVEL 8  
DEPARTMENTAL ZONES  
PLAN**

Scale:  
1:200  
Sheet Number:  
**A108**

Project Status:  
ISSUED FOR STAGE 3 COSTING







HDR Architecture Associates, Inc.  
27 Pinnaux Street, Suite 400  
Kingston, ON, K7L 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



Architect	10/11
Architectural Architect	10/11
Chief Engineer	10/11
Electrical Engineer	10/11
Mechanical Engineer	10/11
Plumbing Engineer	10/11
Structural Engineer	10/11
Equipment Planner	10/11
Interior Designer	10/11

MARK	DATE	DESCRIPTION
1	2022-10-10	ISSUED FOR PERMITTING
2	2022-10-10	ISSUED FOR PERMITTING
3	2022-10-10	ISSUED FOR PERMITTING
4	2022-10-10	ISSUED FOR PERMITTING
5	2022-10-10	ISSUED FOR PERMITTING

Project Number: 101040  
Organization: 101040

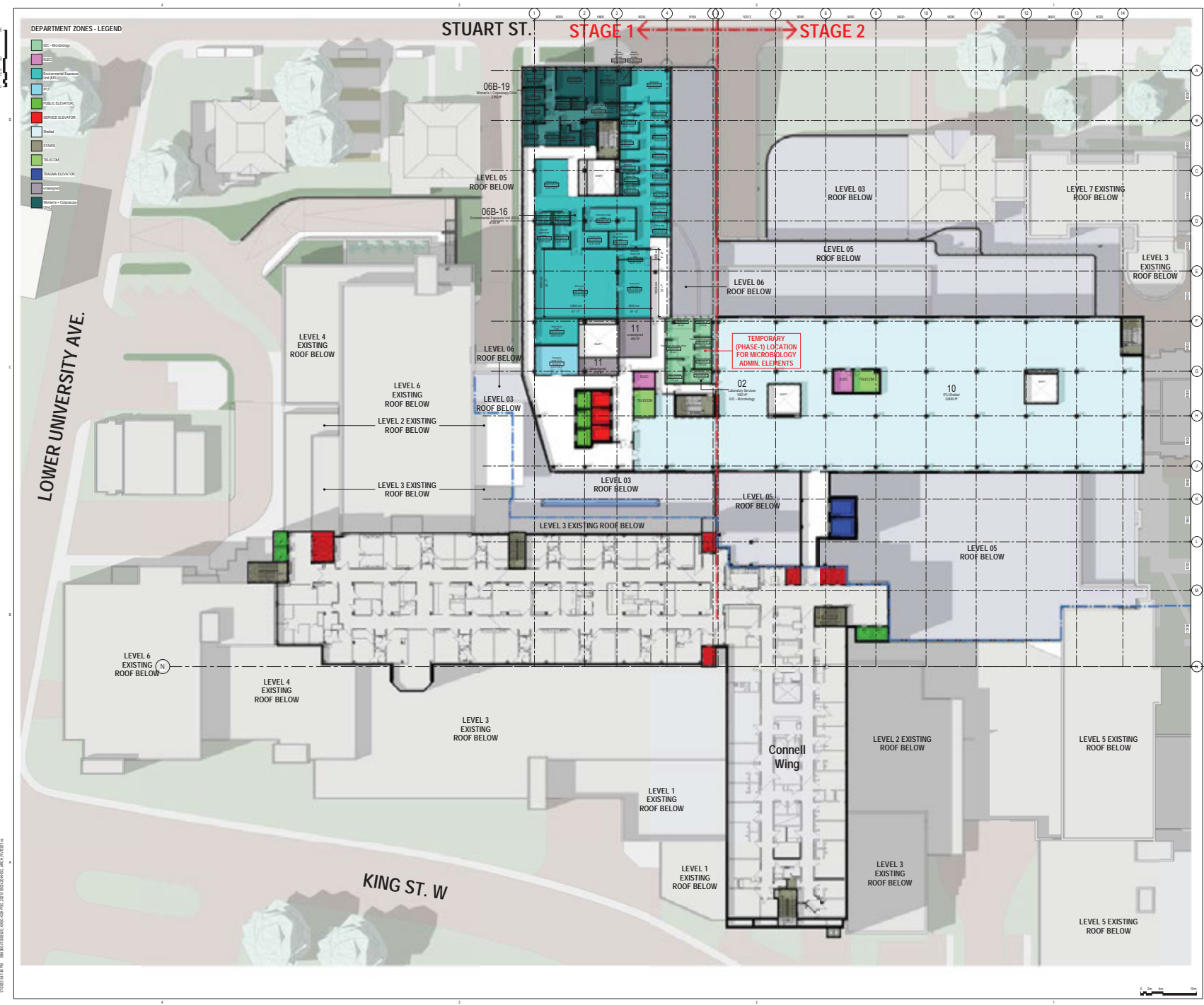


PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name:  
**LEVEL 9  
DEPARTMENTAL ZONES  
PLAN**

Scale:  
1:200  
Sheet Number:  
**A109**

Project Status:  
ISSUED FOR STAGE 3 COSTING





HDR Architecture Associates, Inc.  
27 Pinawa Street, Suite 400  
Kingston, ON, K7M 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



Architect	10/11
Architectural Architect	10/11
Chief Engineer	10/11
Electrical Engineer	10/11
Mechanical Engineer	10/11
Plumbing Engineer	10/11
Structural Engineer	10/11
Equipment Planner	10/11
Interior Designer	10/11

MARK	DATE	DESCRIPTION
1	2022-10-10	ISSUED FOR PRELIMINARY REVIEW
2	2022-10-18	ISSUED FOR COSTING
3	2022-10-25	ISSUED FOR PRELIMINARY REVIEW
4	2022-10-27	ISSUED FOR STAGE 1 COSTING
5	2022-10-27	ISSUED FOR STAGE 2 COSTING

Project Number: 1010401  
Organization: 1010401

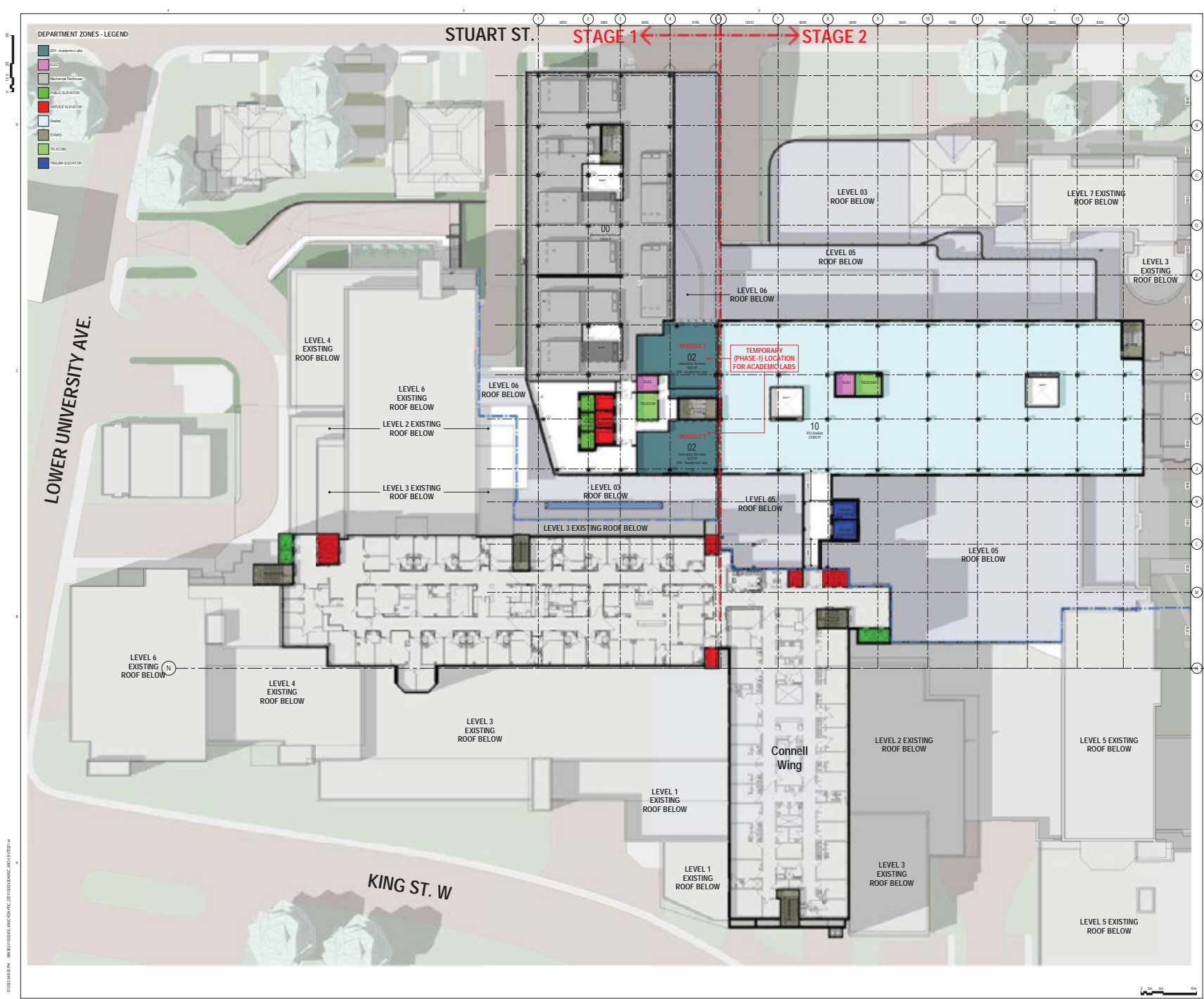


PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name:  
**LEVEL 10  
DEPARTMENTAL ZONES  
PLAN**

Scale:  
1:200  
Sheet Number:  
**A110**

Project Status:  
ISSUED FOR STAGE 3 COSTING



**DEPARTMENT ZONES - LEGEND**

- Academic Labs
- LABS
- Medical Function
- PUBLIC ELEVATOR
- SERVICE ELEVATOR
- STAIR
- STAIRS
- TELECOM
- TRAM ELEVATOR

LOWER UNIVERSITY AVE.

STUART ST.      STAGE 1      STAGE 2

KING ST. W

Connell Wing



HDR Architecture Associates, Inc.  
27 Pinnaux Street, Suite 400  
Kingston, ON, K7M 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



Architect	10/21
Architectural Architect	10/21
Chief Engineer	10/21
MEP	10/21
Structural Engineer	10/21
Watermark of Engineer	10/21
Electrical Engineer	10/21
Plumbing Engineer	10/21
Interior Designer	10/21
Equipment Planner	10/21
Modeling	10/21

MARK	DATE	DESCRIPTION
1	2022-10-10	ISSUED FOR PERMITTING
2	2022-10-18	ISSUED FOR COSTING
3	2022-10-20	ISSUED FOR PERMITTING
4	2022-10-20	ISSUED FOR PERMITTING
5	2022-10-20	ISSUED FOR PERMITTING

Project Number: 101041  
Organization: 101041



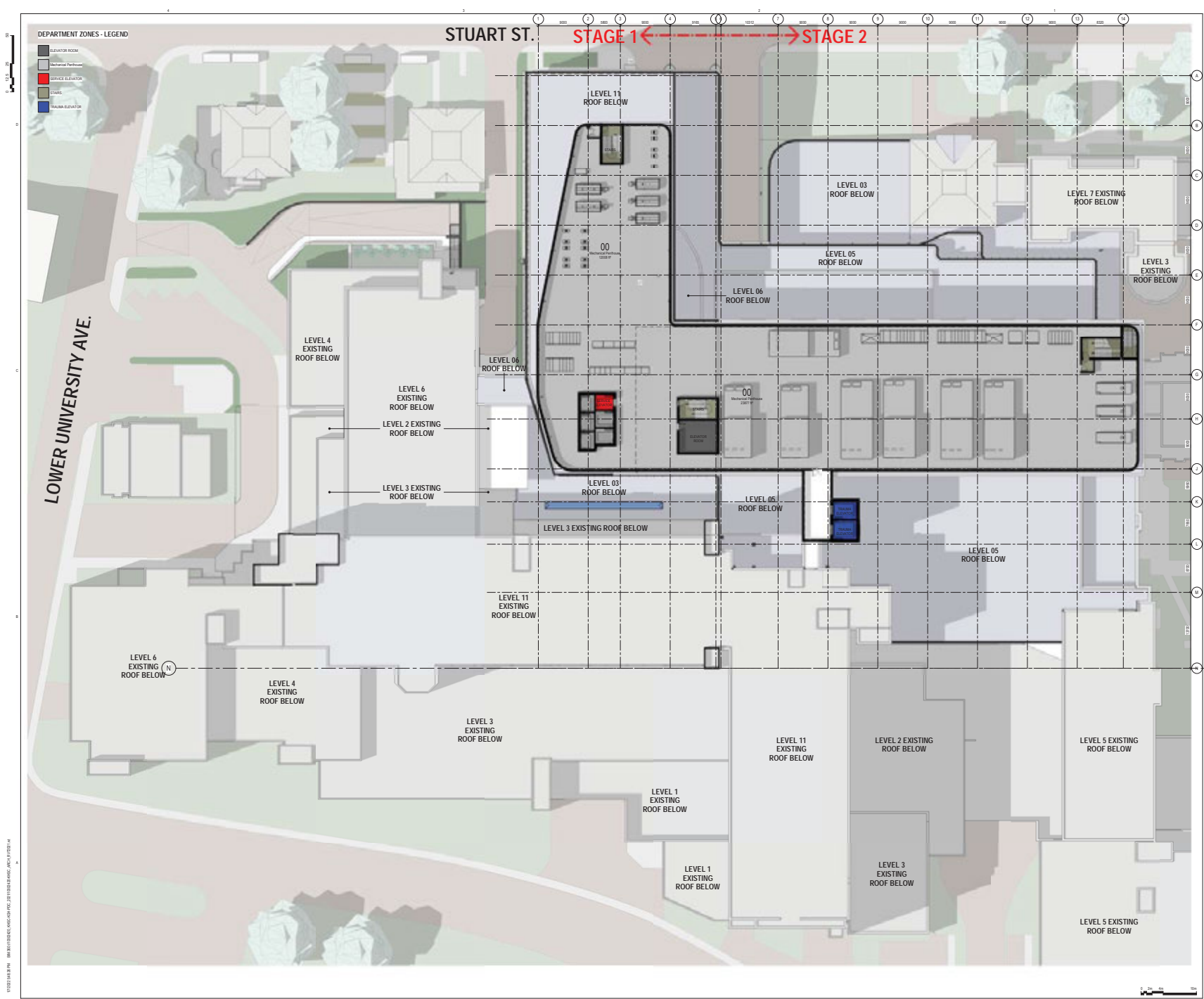
PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name:  
**LEVEL 11 DEPARTMENTAL ZONES PLAN**

Scale:  
1:200

Sheet Number:  
**A111**

Project Status:  
ISSUED FOR STAGE 3 COSTING





HDR Architecture Associates, Inc.  
27 Pinnaux Street, Suite 400  
Kingston, ON, K7M 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



Architect: HDR  
Structural Architect: HDR  
Civil Engineer: HDR  
Mechanical Engineer: HDR  
Electrical Engineer: HDR  
Plumbing Engineer: HDR  
Interior Designer: HDR  
Equipment Planner: HDR  
Healthcare Planner: HDR

MARK	DATE	DESCRIPTION
1	2022-10-10	ISSUED FOR PRELIMINARY REVIEW
2	2022-10-18	ISSUED FOR COSTING
3	2022-10-20	ISSUED FOR PRELIMINARY REVIEW
4	2022-10-20	ISSUED FOR STAGE 3 COSTING
5	2022-10-20	ISSUED FOR PRELIMINARY REVIEW

Project Number: 100240  
Organization: 100240

Key Plan

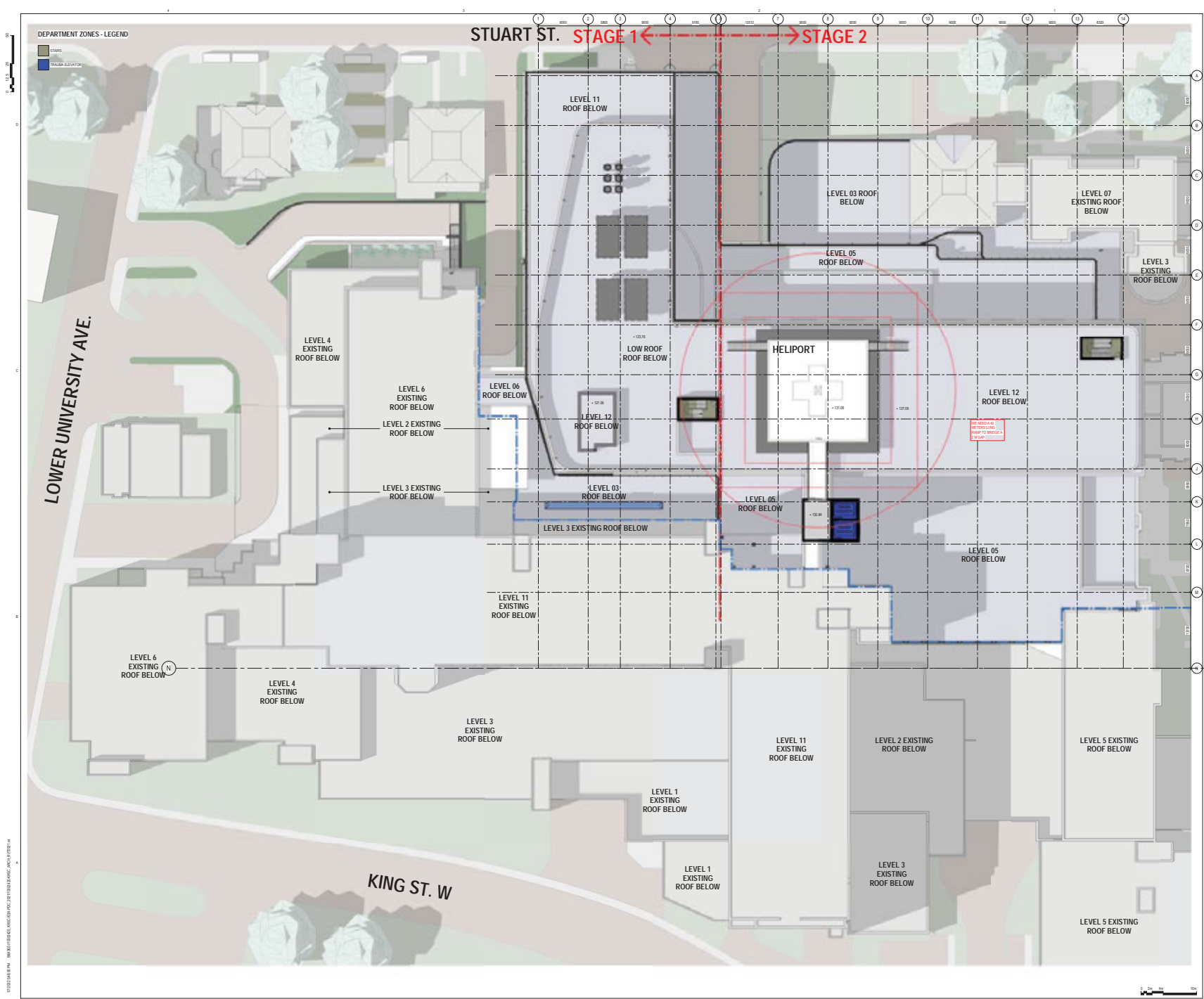


PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name:  
LEVEL 12  
DEPARTMENTAL ZONES  
PLAN

Scale:  
1:200  
Sheet Number:  
A112

Project Status:  
ISSUED FOR STAGE 3 COSTING





HDR Architecture Associates, Inc.  
 27 Fritess Street, Suite 400  
 Kingston, ON, K7M 1A3

Kingston Health  
 Sciences Centre  
 Kingston General  
 Hospital Phase 2  
 Redevelopment Project

76 Stuart Street  
 Kingston, ON, K7L 2V7



Architect	HDR
Landscape Architect	HDR
Civil Engineer	EYP
Structural Engineer	EYP
Mechanical Engineer	WSP
Electrical Engineer	WSP
Planting Engineer	WSP
Interior Designer	HDR
Equipment Planner	HDR
Biomedical	WSP

MARK	DATE	DESCRIPTION
1	2022-01-27	ISSUED FOR STAGE 3 COORING
2	2022-03-01	ISSUED FOR FINAL SUBMITTALS

Project Number: 103040  
 Original Issue: 10/03/21  
 Key Plan

PRELIMINARY  
 NOT FOR CONSTRUCTION

Sheet Name:  
 NORTH AND SOUTH  
 ELEVATIONS

Scale:  
 1: 200  
 Sheet Number:  
**A310**

Project Status:  
 ISSUED FOR STAGE 3 COORING



HDR Architecture Associates, Inc.  
27 Pinnaux Street, Suite 400  
Kingston, ON, K7M 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

76 Stuart Street  
Kingston, ON, K7L 2V7



Architect: HDR  
Landscape Architect: HDR  
Civil Engineer: HDR  
Structural Engineer: HDR  
Mechanical Engineer: HDR  
Electrical Engineer: HDR  
Plumbing Engineer: HDR  
Interior Designer: HDR  
Equipment Planner: HDR  
BIM/BIMBA: HDR

Steel Fabricator: [ ]

MARK	DATE	DESCRIPTION
1	2021-04-15	ISSUED FOR ARCHITECTAL REVIEW
2	2021-04-15	ISSUED FOR COSTING
3	2021-04-15	ISSUED FOR MATERIAL SUBMISSIONS
4	2021-04-15	ISSUED FOR STAGE 1 COSTING
5	2021-04-15	ISSUED FOR MATERIAL SUBMISSIONS

Project Number: 103040  
Original Issue: 12/18/16

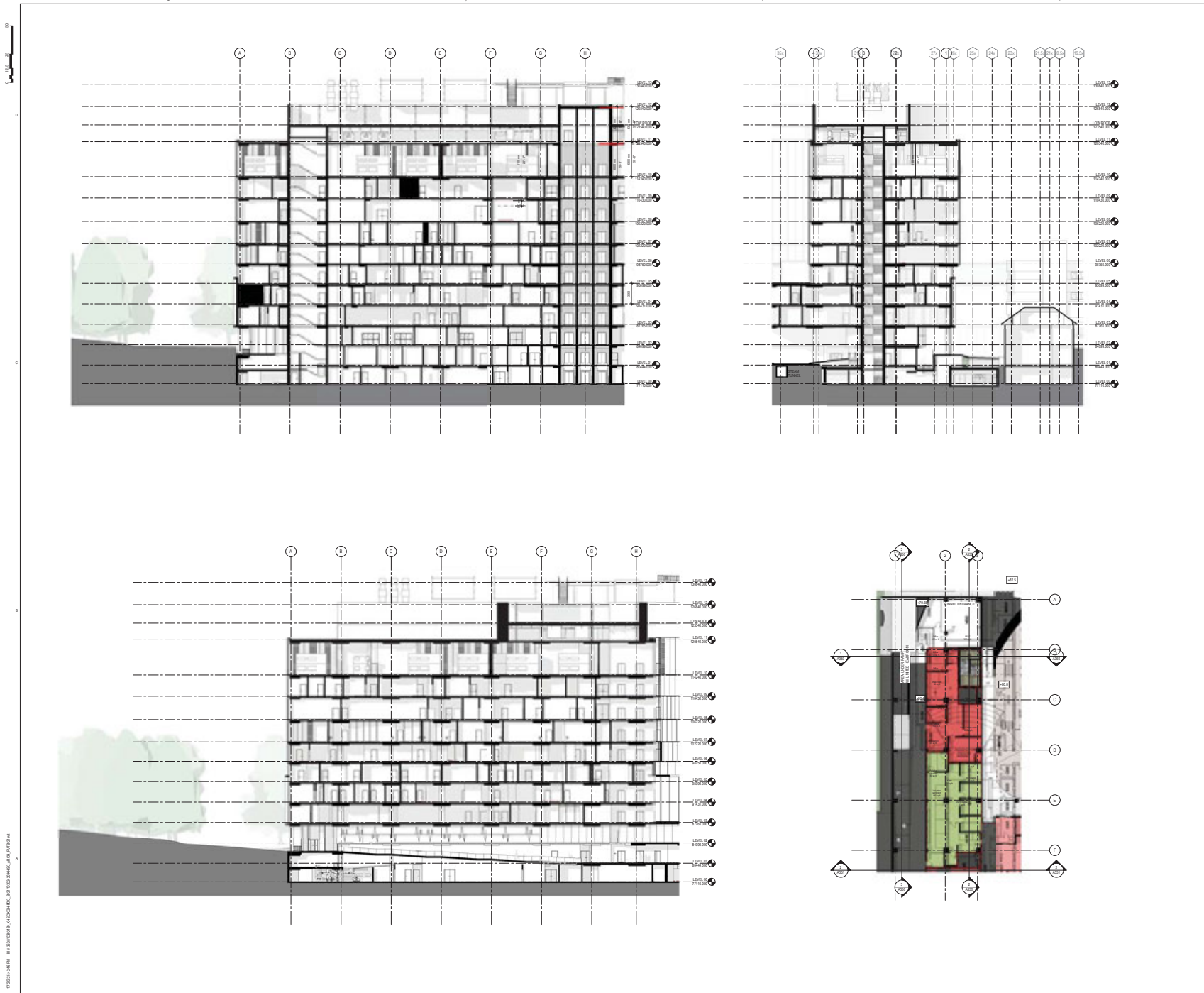
Key Plan



PRELIMINARY  
FOR INFORMATION

Sheet Name:  
SECTIONS - LAB TOWER

Scale:  
1: 200  
Sheet Number:  
**A350**  
Project Status:  
ISSUED FOR STAGE 3 COSTING





HDR Architecture Associates, Inc.  
27 Flossess Street, Suite 400  
Kingston, ON, K7M 1A3

Kingston Health  
Sciences Centre  
Kingston General  
Hospital Phase 2  
Redevelopment Project

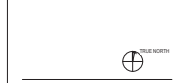
76 Stuart Street  
Kingston, ON, K7L 2V7



Architect	HDR
Landscape Architect	HDR
Civil Engineer	EXP
Structural Engineer	EXP
Mechanical Engineer	EXP
Electrical Engineer	EXP
Plumbing Engineer	EXP
Interior Designer	HDR
Equipment Planner	HDR
Medical	HDR

MARK	DATE	DESCRIPTION
1	2021-04-15	ISSUED FOR ARCHITECTURAL REVIEW
2	2021-05-18	ISSUED FOR CONTRACTING
3	2021-11-10	ISSUED FOR STAGE 1 COSTING
4	2022-01-10	ISSUED FOR STAGE 2 COSTING
5	2022-01-10	ISSUED FOR STAGE 3 COSTING

Project Number: 103040  
Original Issue: 09/10/14  
Key Plan



PRELIMINARY  
FOR INFORMATION

Sheet Name:  
**SECTIONS - PATIENT TOWER**

Scale:  
As Indicated  
Sheet Number:  
**A351**

Project Status:  
ISSUED FOR STAGE 3 COSTING

