



**City of Kingston
Committee of Adjustment
Meeting Number 07-2022
Agenda**

**Monday, June 20, 2022 at 5:30 p.m.
In a virtual, electronic format**

Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or isullivan@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 06-2022 held on Monday May 16, 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

File Number: D13-014-2022

Address: 1177 Bentley Terrace

Owner: Heather and Cormac Trainor

Applicant: Cormac Trainor

The Report of the Commissioner of Community Services (COA-22-050) is attached.

Schedule Pages 1 – 23

Recommendation:

That minor variance application, File Number D13-014-2022, for the property located at 1177 Bentley Terrace to reduce the minimum setback to a floodplain and increase the maximum area for a deck which is greater than 1.2 metres in height from finished grade in Zoning By-Law Number 76-26, to construct a 10.8 square metre addition to the rear of the single detached dwelling, and construct a 37 square metre deck with stairs and landing with an area of 6 square metres to the rear of the dwelling, be approved, subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-050.

b) Application for: Minor Variance

File Number: D13-021-2022

Address: 295 Emerald Street

Owner: Pamela Large

Applicant: Pamela Large

The Report of the Commissioner of Community Services (COA-22-051) is attached.

Schedule Pages 24 – 46

Recommendation:

That minor variance application, File Number D13-021-2022, for the property located at 295 Emerald Street to reduce the rear yard setback to construct a 10.2 square metre three-season unheated room, be approved, subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-051.

c) Application for: Minor Variance

File Number: D13-028-2022

Address: 720 Innovation Drive

Owner: City of Kingston

Applicant: J.S.M. Corporation (Ontario) Limited and IBI Group

The Report of the Commissioner of Community Services (COA-22-045) is attached.

Schedule Pages 47 – 70

Recommendation:

That minor variance application, File Number D13-028-2022, for the property located at 720-730 Innovation Drive to permit 25 parking spaces to be located in the front yard and exterior side yard, be approved, subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-045.

d) Application for: Permission and Minor Variance

File Number: D13-013-2022

Address: 2 Nina's Lane

Owner: Gerald Sutton

Applicant: Clark Consulting Services

The Report of the Commissioner of Community Services (COA-22-041) is attached.

Schedule Pages 71 – 96

Recommendation:

That permission application, File Number D13-013-2022, for the property located at 2 Nina's Lane to facilitate the alteration of the existing non-complying use, be approved; and

That minor variance application, File Number D13-013-2022, for the property located at 2 Nina's Lane to allow the LSR zone provisions to be measured from the lot boundary, as opposed to the zone boundary, be approved; and

That minor variance application, File Number D13-013-2022, for the property located at 2 Nina's Lane to allow a minimum separation distance from the high water mark of a waterbody to the proposed dwelling of 16 metres, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-041.

e) Application for: Minor Variance and Consent

File Number: D13-026-2022 and D10-014-2022

Address: 100 Napier Street

Owner: Kingston Lawn Bowling Club

Applicant: Rogers & Trainor

The Report of the Commissioner of Community Services (COA-22-048) is attached.

Schedule Pages 97 – 126

Recommendation:

That minor variance application, File Number D13-026-2022 for the property located at 100 Napier Street to facilitate the proposed lot severance and the development of a private tennis court use, be approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-22-048; and

That consent application, File Number D10-014-2022, to sever an 1,800 square metre parcel of land with 34.9 metres of frontage on Napier Street and retain a 3,800 square metre parcel of land with 67.0 metres of frontage on Napier Street containing the Kingston Lawn Bowling Club, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-22-048.

f) Application for: Minor Variance

File Number: D13-023-2022

Address: 991 Sydenham Road

Owner: Susan MacRae

Applicant: Craig MacRae

The Report of the Commissioner of Community Services (COA-22-047) is attached.

Schedule Pages 127 – 146

Recommendation:

That the minor variance application, File Number D13-023-2022, for the property located at 991 Sydenham Road to construct a new 91.42 square metre detached rear yard accessory building be approved, subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-47.

g) Application for: Permission and Minor Variance

File Number: D13-018-2022

Address: 442 Albert Street

Owner: Stonepoint Properties Inc.

Applicant: Annie Lee and Fotenn Consultants Inc.

The Report of the Commissioner of Community Services (COA-22-040) is attached.

Schedule Pages 147 – 171

Recommendation:

That the application for permission, File Number D13-018-2022, for the property located at 442 Albert Street to expand the existing day care into the existing accessory buildings on the site, be approved; and

That minor variance application, File Number D13-018-2022, for the property located at 442 Albert Street to reduce the required parking spaces, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-040.

h) Application for: Minor Variance

File Number: D13-017-2022

Address: 655 Princess Street

Owner: WCPT Princess Inc.

Applicant: WCPT Princess Inc. – Mark Harries

The Report of the Commissioner of Community Services (COA-22-039) is attached.

Schedule Pages 172 – 195

Recommendation:

That minor variance application, File Number D13-017-2022, for the property located at 655 Princess Street to increase the maximum number of dwelling units and to decrease the residential parking ratio, be Approved, subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-039.

9. Notices of Motion

10. Other Business

11. Correspondence

- a) Correspondence received from Rolland Billings, dated June 7, 2022 regarding 37 Ellerbeck Street

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12. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled on Monday, July 18, 2022 at 5:30 p.m.

13. Adjournment