



**City of Kingston
Report to Committee of Adjustment
Report Number COA-22-039**

To: Chair and Members of the Committee of Adjustment
From: Lindsay Sthamann, Intermediate Planner
Date of Meeting: June 20, 2022
Application for: Minor Variance
File Number: D13-017-2022
Address: 655 Princess Street
Owner: WCPT Princess Inc.
Applicant: WCPT Princess Inc. - Mark Harries

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 variances for the property located at 655 Princess Street. The applicant is proposing to construct three new residential units on the ground floor by converting underutilized amenity and commercial space. Additional amenity space will be added in the basement and the existing bicycle parking will be redistributed. The new units will consist of one, one-bedroom and two bachelor units. The proposal will have the result of increasing the number of residential units from 144 to 147 and increasing the total number of bedrooms in the building from 502 to 505. No changes to the 120 existing underground parking spaces are proposed. The proposal will have no effect on vehicular or pedestrian access to the building and no changes to the exterior built form are proposed.

Under Zoning By-Law 8499 two minor variances are required for this proposal, first to increase the maximum number of dwelling units and second to decrease the required parking ratio.

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The final draft of the City's new Zoning By-Law was approved by Council at its meeting held on April 26, 2022. As this application is scheduled for a Committee of Adjustment meeting subsequent to that date, the application has been reviewed against both the current Zoning By-Law Number 8499, as well as Kingston Zoning By-Law Number 2022-62.

Zoning By-Law 8499

Variance Number 1: Increase Maximum Number of Dwelling Units

By-Law Number 8499: Section 421 m)

Requirement: max 145 dwelling units

Proposed: max 147 dwelling units

Variance Requested: 2 dwelling units

Variance Number 2: Decrease Parking Ratio for Residential Parking Spaces

By-Law Number 8499: Section 421 t)

Requirement: 0.75 spaces per dwelling unit (111 spaces)

Proposed: 0.74 spaces per dwelling unit (109 spaces)

Variance Requested: 0.01 spaces per dwelling unit (2 parking spaces)

Kingston Zoning By-Law 2022-62

Variance Number 1: Increase Maximum Number of Dwelling Units

By-Law Number 2022-62: Section 20.1.1 L153 (m)

Requirement: max 145 dwelling units

Proposed: max 147 dwelling units

Variance Requested: 2 dwelling units

Variance Number 2: Decrease Parking Ratio for Residential Parking Spaces

By-Law Number 2022-62: Section 20.1.1 L153 (t)

Requirement: 0.75 spaces per dwelling unit (111 spaces)

Proposed: 0.74 spaces per dwelling unit (109 spaces)

Variance Requested: 0.01 spaces per dwelling unit (2 parking spaces)

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.

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.

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Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Lindsay Sthamann, Intermediate
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 March 28, 2022, a minor variance application was submitted by Mark Harries, on behalf of the owner, WCPT Princess Inc, with respect to the property located at 655 Princess Street. The variance is requested to increase the maximum number of dwelling units and to decrease the residential parking ratio.

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

- Conceptual Site Plan and Floor Plans (Exhibit I)
- Planning Justification Letter
- Owner's 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.

Site Characteristics

The subject property is located at 655 Princess Street and is also known as The Foundry. It is at the intersection of Princess Street and Victoria Street.

The subject property is designated 'Main Street Commercial' and is subject to the Princess Street Corridor Specific Policy Area (Williamsville Main Street) in the Official Plan. It is zoned Site-Specific C.421 in Zoning By-Law Number 8499. The property abuts other residential, commercial, and mixed-use properties.

This property will be zoned WM1 under the new Kingston Zoning By-Law 2022-62 with a legacy exception overlay zone L153. This exception carries over the previous site specific C.421 zone provisions exactly so the same zone provisions will need to be varied and the same planning justification will apply.

The property is currently developed with a 4.5-storey mixed-use building, consisting of residential and commercial uses, including 144 residential units, a total of 502 bedrooms and 120 underground parking spaces. As shown in the drawings in Exhibit I (Site Plan) 110 of the existing parking spaces are allocated for the residential use and 10 spaces are for the commercial uses.

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:

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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 Main Street Commercial and is subject to the Williamsville Main Street policies of the Princess Street Corridor Specific Policy Area in the City of Kingston Official Plan. It is intended to be a focus of development in a pedestrian-oriented form that will provide support for the Princess Street transit corridor and more sustainable means of growth. The vision for the Williamsville Main Street corridor is a vibrant and active intensification area with a mix of land uses framing an improved, pedestrian-oriented streetscape.

The Williamsville Main Street Commercial area requires ground floor commercial frontage as per Policy 10E.1.3. This is interpreted to permit residential at grade provided that the commercial use is oriented towards the street. The new direction for addressing ground floor commercial uses was established through the update to the Williamsville Main Street policies. The intent is to create an active and animated streetscape with ground floor commercial uses and to create flexibility in use for the remainder of the ground floor.

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 located within the City's defined Urban Boundary, and more specifically is within a Corridor, as shown on Schedule 2 – City Structure, of the Official Plan. The City's Corridors are mixed-use areas where intensification is intended to be focused.

The property is within the Main Street Commercial land use designation, as shown on Schedule 3A, and described above. High density residential uses are permitted within the designation. The proposal will maintain the existing ground floor commercial uses on the Princess Street frontage.

The proposed development will contribute to increased residential density while maintaining the existing commercial units which fronts onto Princess Street. The proposal

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of the building is not anticipated to have negative impacts on surrounding properties. The proposal meets the intent of the applicable Official Plan policies.

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 variances will increase the number of residential units within the existing building by converting underutilized interior area to three residential units, without any exterior alterations. The development will continue to comply with its site-specific zoning provisions regarding maximum bedroom count, bicycle parking, and amenity area. The proposal will not result in any exterior modifications to the existing building and therefore, the additional units are not anticipated to result in any compatibility issues. The increase of three residential units represents a minor increase in density which can be supported by existing infrastructure. No environmental degradation, diminished levels of service, degradation of cultural heritage resources, or loss of significant views are anticipated to result from the proposed development. The proposal is not anticipated to reduce the ability to enjoy adjacent units or nearby properties.

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 requested variances will not impede the ability of the site to accommodate appropriate access or parking. A variance of 0.01 spaces per dwelling unit is being sought to allow a minor reduction to on-site residential parking to accommodate the three proposed residential units. A total of 110 residential spaces exist on the site, whereas a total of 111 spaces are required by the site-specific zoning. The minor parking reduction will be supported by surrounding transit and active transportation infrastructure in proximity to the site. The site will continue to function appropriately despite a minor reduction to on-site residential parking.

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 proposed development will be consistent with the surrounding area as the proposed residential units will involve interior building alterations only. Commercial access from the street will remain unchanged. The proposal will not impact any cultural heritage resources.

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;

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The site is not designated under the Ontario Heritage Act. The site is not in immediate proximity to any designated built heritage resources or culturally significant landscapes.

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 site is located within the City's Urban Boundary and will continue to be serviced with municipal water and sanitary services.

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 minor variance would not be more appropriately addressed by a zoning by-law amendment as the general intent of the zoning by-law is met and the variances will not have cumulative impacts better addressed through a rezoning process.

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;

Recommended conditions are included in Exhibit A.

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

The proposed minor variances seek to increase the maximum number of dwelling units and reduce the required on-site residential parking. The minor increase in the permitted dwelling units from 145 to 147 is not expected to set an undesirable precedent to the immediate area as the proposed development will be consistent with the existing built form of the area, represents minor infill, and will not create an intrusive or undesirable form of residential development. The proposed parking reduction from 0.75 spaces per dwelling unit to 0.74 spaces per dwelling unit represents relief of 0.01 spaces per dwelling unit. The proposed minor reduction in the minimum residential parking provision helps achieve Official Plan objectives to support development supporting transit and active transportation.

The proposal meets the intent of the Official Plan, as the proposed three residential units and reduced parking ratio will not result in any negative impacts to adjacent properties or to the neighbourhood.

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

The subject property is zoned Site-Specific C.421 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 F). The C.421 zone permits the existing mixed use commercial and residential building with additional site-specific provisions.

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The proposal requires two variances to Section 421, to increase the maximum number of dwelling units and to decrease the required residential parking ratio.

Variance Number 1: Increase Maximum Number of Dwelling Units

By-Law Number 8499: Section 421 m)

Requirement: max 145 dwelling units

Proposed: max 147 dwelling units

Variance Requested: 2 dwelling units

Variance Number 1: Increase Maximum Number of Dwelling Units

By-Law Number 2022-62: Section 20.1.1 L153 (m)

Requirement: max 145 dwelling units

Proposed: max 147 dwelling units

Variance Requested: 2 dwelling units

Relief is requested to allow an increased maximum number of residential dwelling units. The current site-specific C.421 zone permits a maximum of 145 dwelling units. The proposed development seeks to add three residential dwelling units, one, one-bedroom and two bachelor units, within the existing built form to result in a total of 147 residential units. The proposal will result in interior building alterations only, and therefore is not anticipated to impact the surrounding area or existing use of the building. The new units will be located within existing interior amenity and commercial area. Amenity space will be relocated to the parking garage to ensure that no common interior is lost as a result of the proposal. No exterior changes will result from the development. The proposal will comply with amenity space, density, bedroom count, commercial parking, and bicycle parking requirements. The property will continue to meet the needs of residents, and the three additional units will contribute to the housing supply in a mixed-use area within the Urban Boundary.

Variance Number 2: Decrease Parking Ratio for Residential Parking Spaces

By-Law Number 8499:Section 421 t)

Requirement:0.75 spaces per dwelling unit (111 spaces)

Proposed:0.74 spaces per dwelling unit (109 spaces)

Variance Requested:0.01 spaces per dwelling unit (2 parking spaces)

Variance Number 2: Decrease Parking Ratio for Residential Parking Spaces

By-Law Number 2022-62:Section 20.1.1 L153 (t)

Requirement:0.75 spaces per dwelling unit (111 spaces)

Proposed:0.74 spaces per dwelling unit (109 spaces)

Variance Requested:0.01 spaces per dwelling unit (2 parking spaces)

Relief is requested to allow for a reduced minimum residential parking requirement. The current site-specific C.421 zone requires a minimum of 0.75 parking spaces per dwelling unit. It is proposed to allow a minor reduction to the residential parking requirement. A rate of 0.74 spaces per dwelling unit is proposed. For the 147 proposed units the required

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parking ratio (0.75) results in 111 required spaces. The proposed ratio (0.74) results in 109 required spaces. The applicant's plans show 110 residential parking spaces.

The Williamsville Main Street Study was updated in 2020 and outlines that it is widely recognized that the amount of parking constructed within projects has a significant impact on construction costs; vehicle traffic generation; mobility mode shift to walking, biking, and public transit; public and private infrastructure costs; greenhouse gas emissions; public safety relative to vehicle-involved collisions; and more. City Staff had observed that establishing a lower requirement for residential spaces in the Williamsville Main Street provides an opportunity to establish a forward-thinking provision that will help to meet Official Plan policies and Council priorities focused on active transportation, promoting transit, and reducing the need for vehicles in areas that are well located in mixed-use areas as far as daily needs are concerned.

Despite this reduction, the development will continue to meet resident needs due to the provision of on-site bicycle parking and proximity of the site to cycling infrastructure and Kingston Transit routes.

3) The variance is minor in nature

The determination of whether a variance can be considered minor in nature is not based on a specific number or percentage of relief, but rather on the effect of that relief on the functionality of the site. The variances requested are considered minor in nature as they will allow for the introduction of functional and desirable residential units within the existing building. The development will not result in exterior changes to the building, streetscape, or the pedestrian experience. The proposed development will meet all other required zoning provisions including density and bedroom count. The increased number of dwelling units and decreased parking ratio will not alter the existing functionality or enjoyment of the existing building.

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

The proposal is seeking to allow minor intensification of the existing mixed-use building through the introduction of three new residential units within the existing built form. The decreased residential parking ratio will not impact the functionality of the site or impact the needs of residents. The proposal represents gentle residential intensification which will not have negative impacts on neighbouring properties and will contribute to the vitality of the Williamsville Corridor. The variances, if approved, will facilitate a desirable and appropriate use of the land.

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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 (Planning 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. 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 have 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) 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.

Approval of this application will permit three additional residential units within the existing building and a reduced residential parking ratio.

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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

Kingston Zoning By-Law 2022-62

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on June 20, 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 74 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

Lindsay Sthamann, Intermediate Planner, 613-546-4291 extension 3287

Other City of Kingston Staff Consulted:

None

June 20, 2022

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Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Neighbourhood Context Map (2021)
- Exhibit D Public Notification Map
- Exhibit E Official Plan, Existing Land Use Map
- Exhibit F Zoning By-Law 8499 Map 19
- Exhibit G Kingston Zoning By-Law 2022-62
- Exhibit H Site Photos
- Exhibit I Site Plan

Recommended Conditions

Application for minor variance, File Number D13-017-2022

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

1. Limitation

That the approved minor variance applies only to the increased number of dwelling units and reduced parking ratio as shown on the approved drawings attached to the notice of 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


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

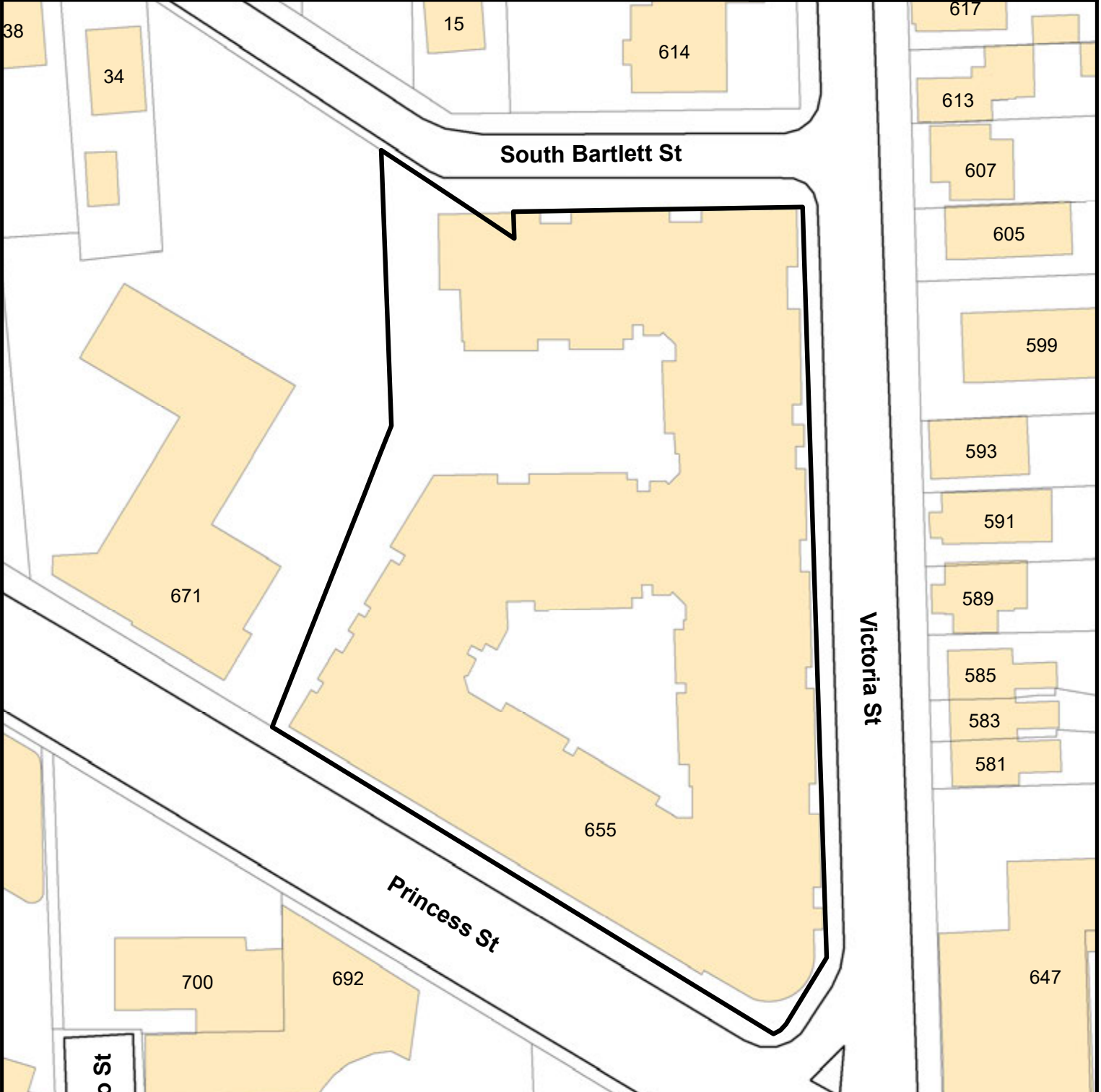
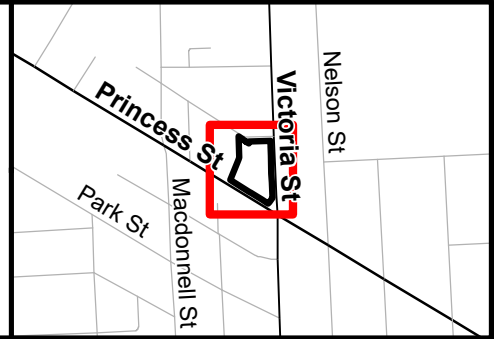
In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries at the Ministry of Government and Consumer Services (416-212-7499), the Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.



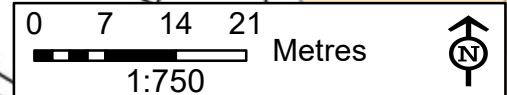
Committee of Adjustment Key Map

Address: 655 Princess Street
File Number: D13-017-2022

 Lands Subject to Minor Variance






Prepared By: Gronan
Date: Apr-13-2022

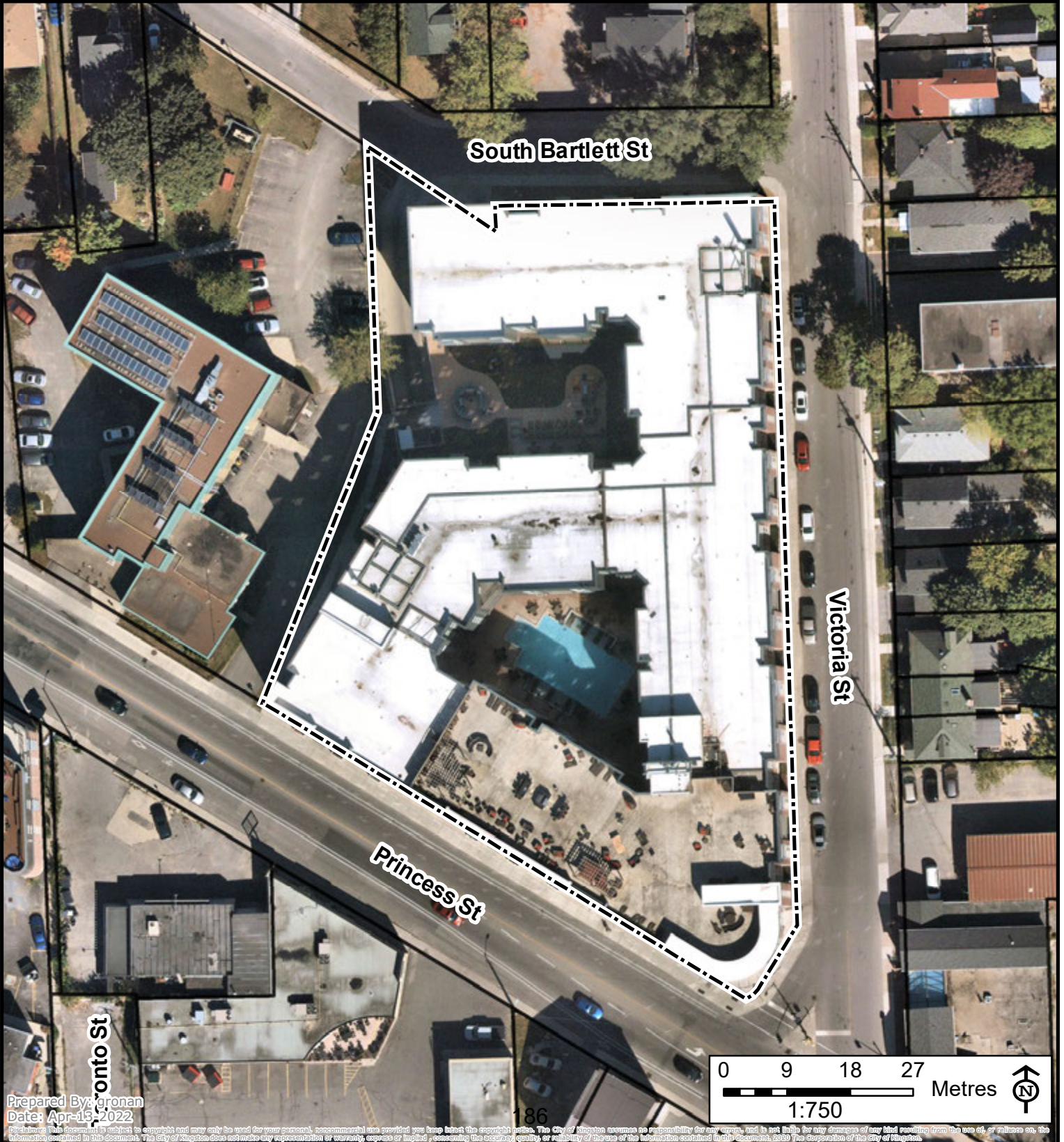


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**Committee of Adjustment
 Neighbourhood Context (2021)**





Address: 655 Princess Street
 File Number: D13-017-2022

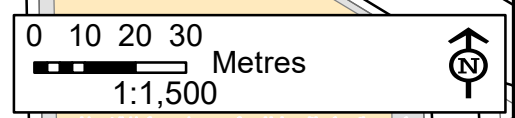
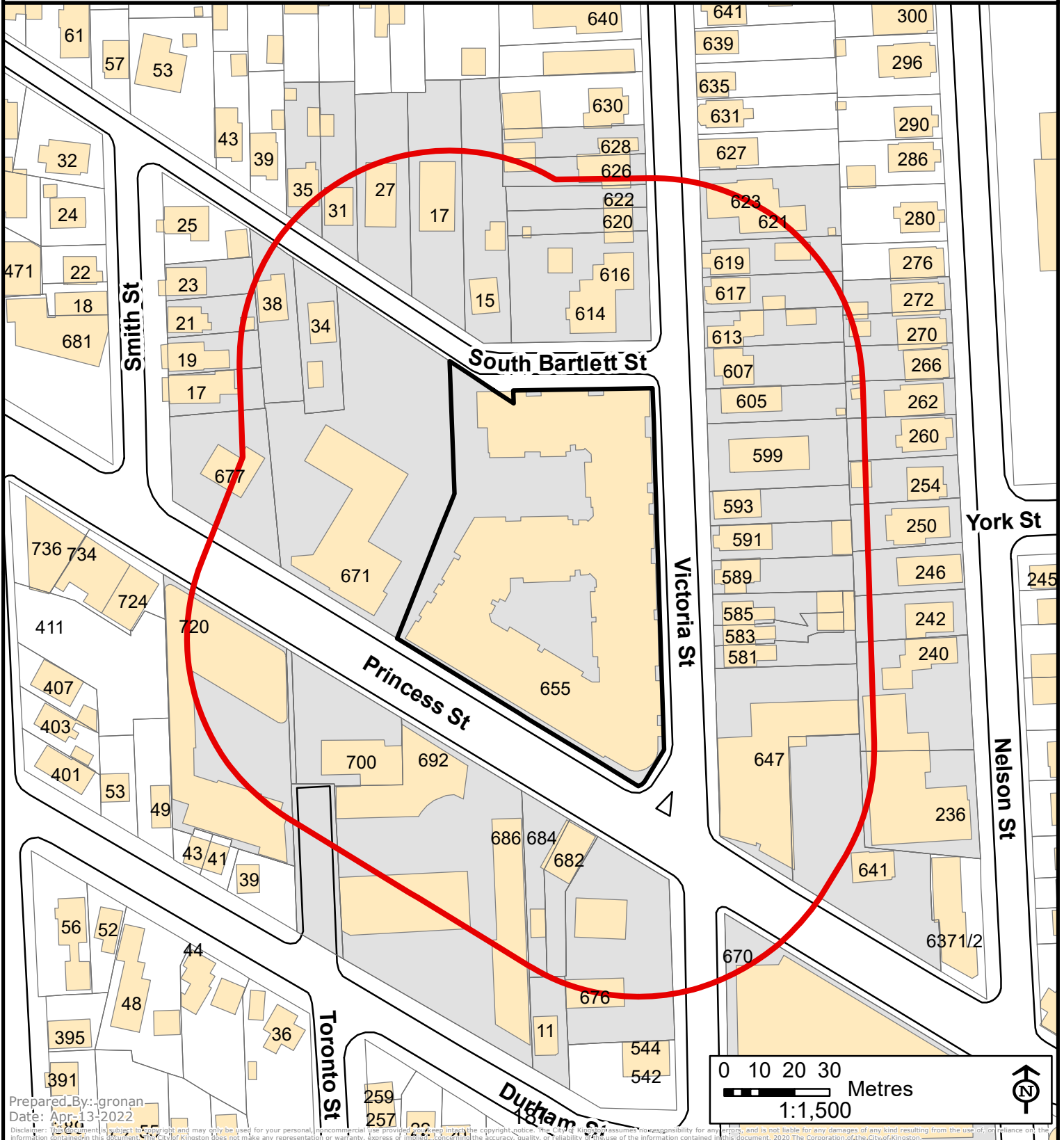
-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



**Committee of Adjustment
 Public Notice Notification Map**

Address: 655 Princess Street
 File Number: D13-017-2022

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

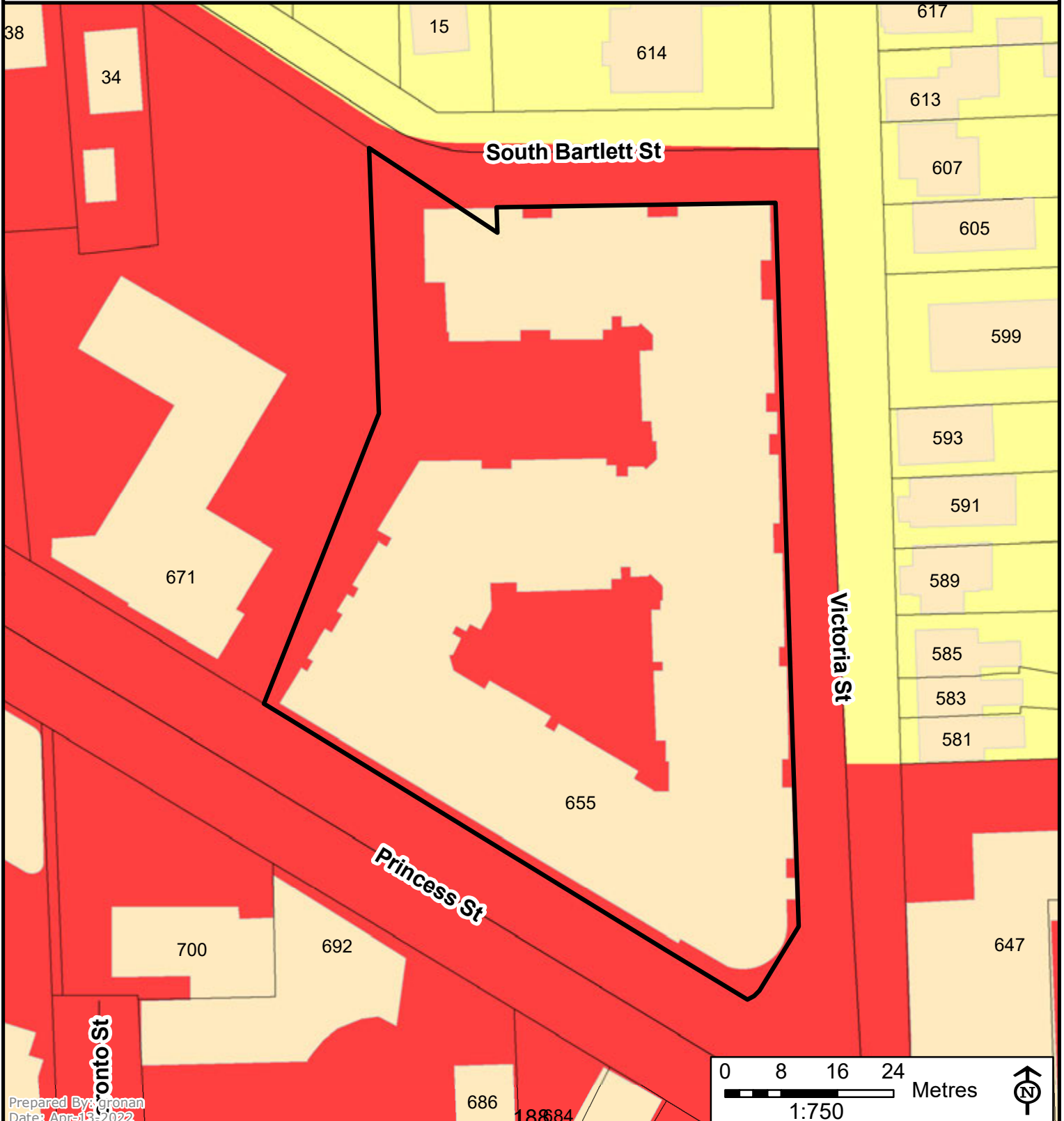




Committee of Adjustment Official Plan, Existing Land Use

Address: 655 Princess Street
File Number: D13-017-2022

- Subject Lands
- MAIN STREET COMMERCIAL
- RESIDENTIAL



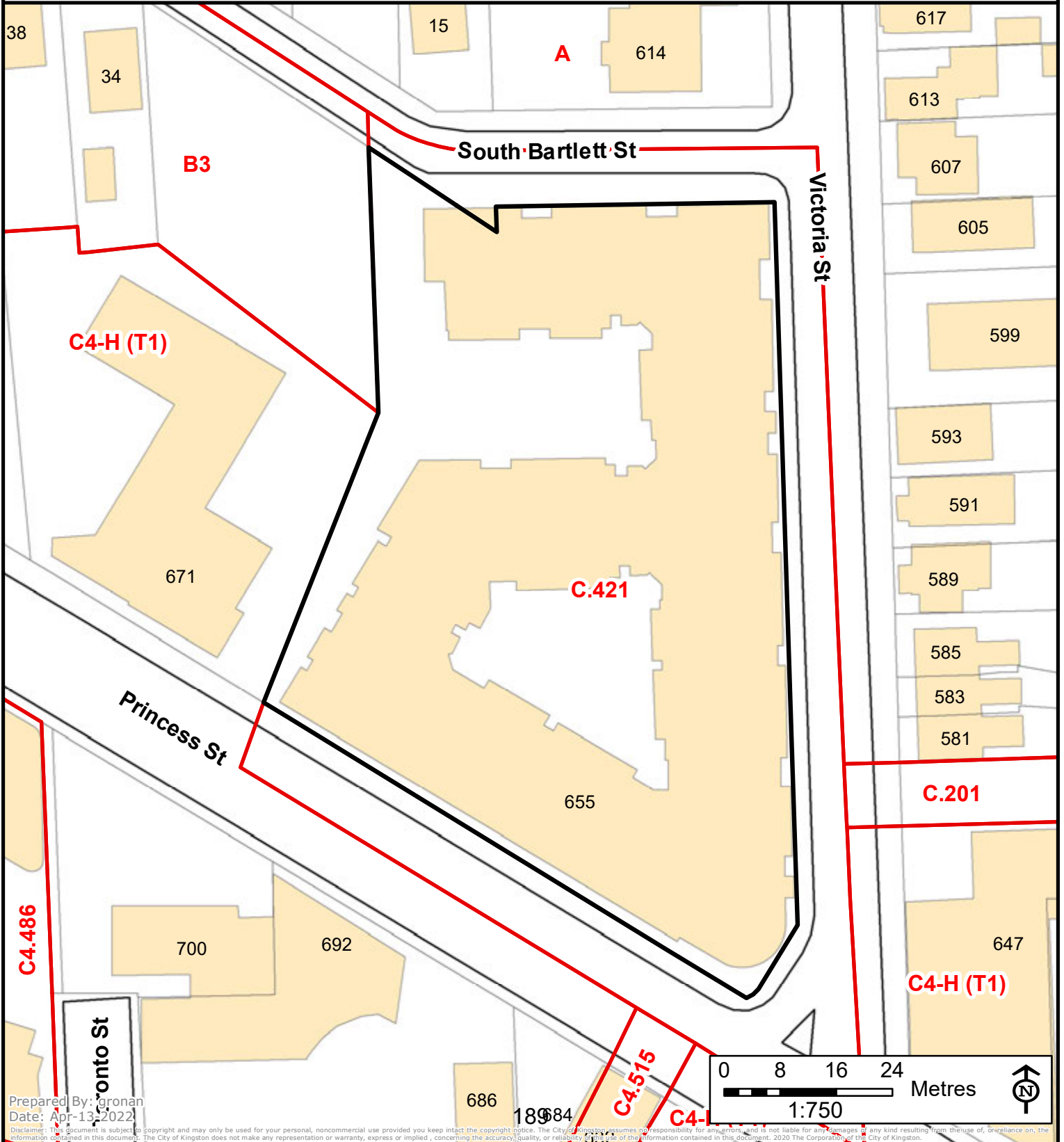
Prepared By: Gronan
Date: Apr-13-2022

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Committee of Adjustment
Existing Zoning - By-law 8499, Map 19
Address: 655 Princess Street
File Number: D13-017-2022

- Subject Lands
- Consolidated Zoning



Prepared By: Gronan
Date: Apr-13-2022

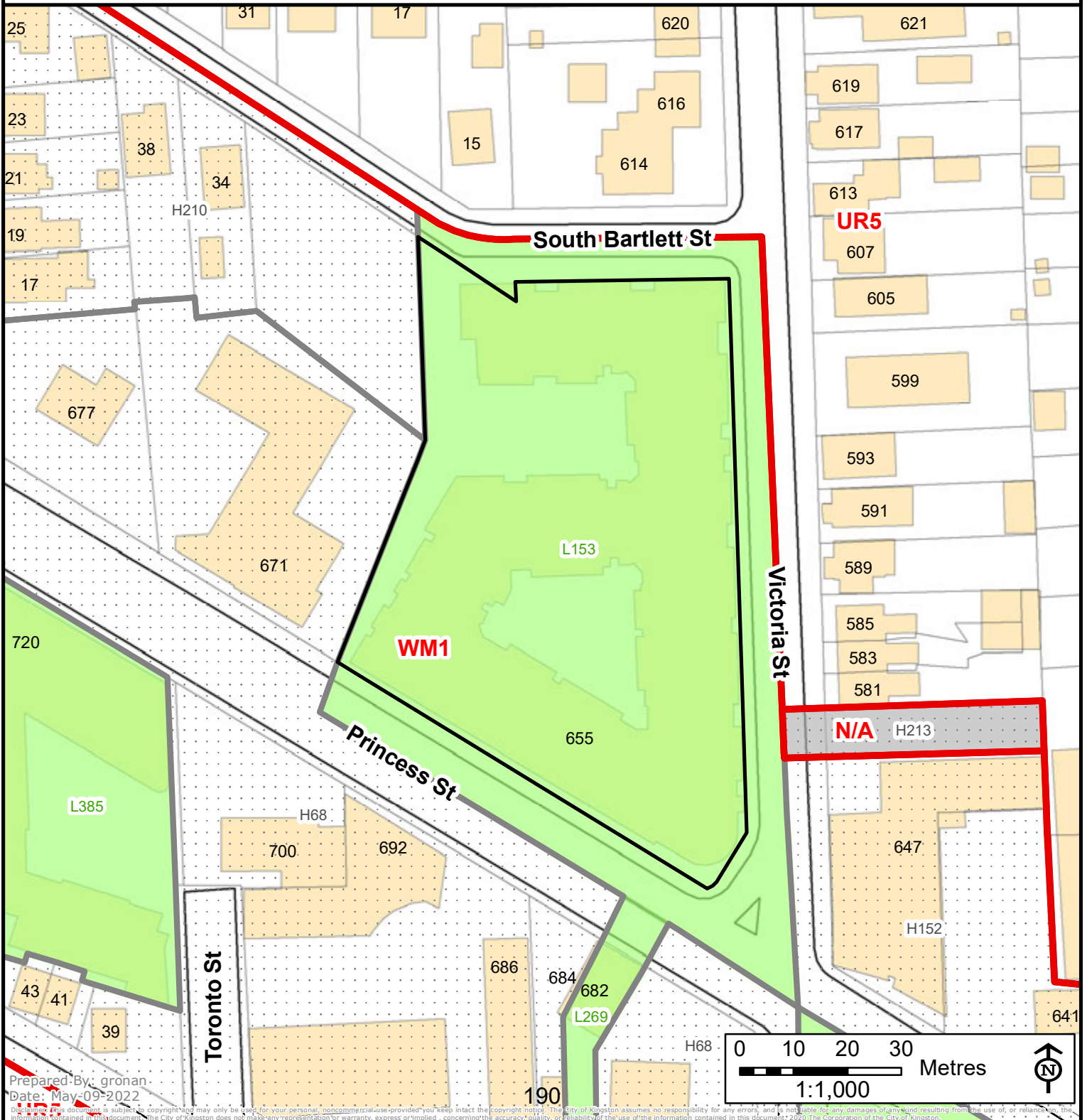
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CITY OF KINGSTON
Reference Kingston Zoning Bylaw

File Number: D13-017-2022
 Addresses: 655 Princess Street

- Subject Lands
- Schedule 1 Zoning Map
- Zone
- Not Subject to the Kingston Zoning By-law
- Schedule E - Exception Overlay
- Legacy Exceptions (LXXX)
- Exceptions (EXXX)
- Schedule F - Holding Overlay
- Holding Overlay (HXXX)



Prepared By: gronan
 Date: May-09-2022

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Site Photos (From Google Streetview)





NOTES
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE FIRM BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS REMAIN THE PROPERTY OF THIS FIRM.



ISSUED FOR	01	2015/09/12	NZ
ISSUED FOR REVISION	02	2015/07/09	NZ
ISSUED FOR REVISION	03	2015/06/04	NZ
ISSUED FOR REVISION	04	2015/05/05	NZ

ISSUED TO	NO.	DATE	BY
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NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED

NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED

CLIENT

PROJECT:
 APARTMENT DWELLING HOUSE
 WITH 148 UNITS
 683 PRINCESS STREET
 KINGSTON, ONTARIO

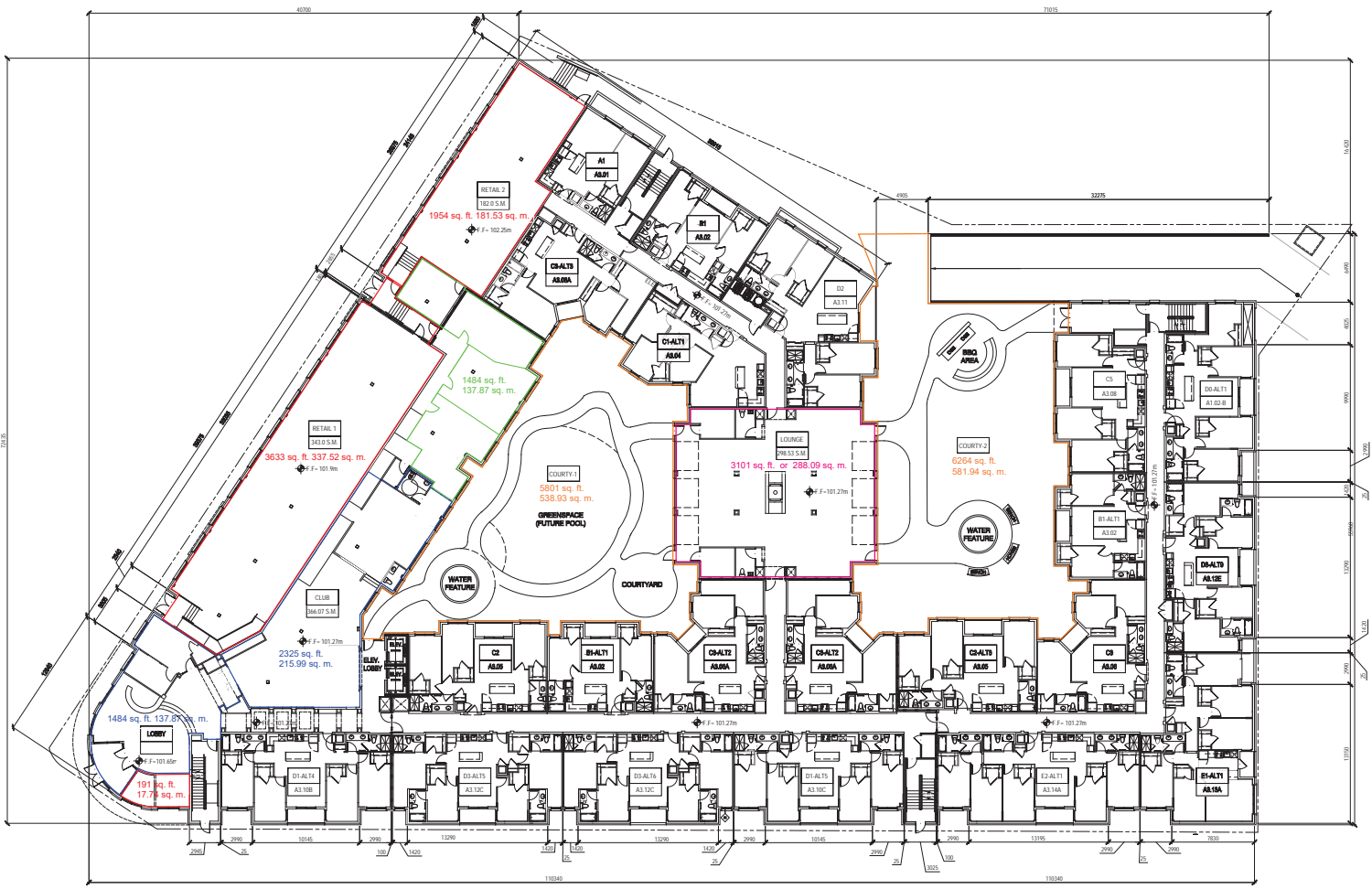
DRAWING TITLE:

**FLOOR PLAN
 100 LEVEL**

SCALE: AS SHOWN DATE: MARCH 22 2020

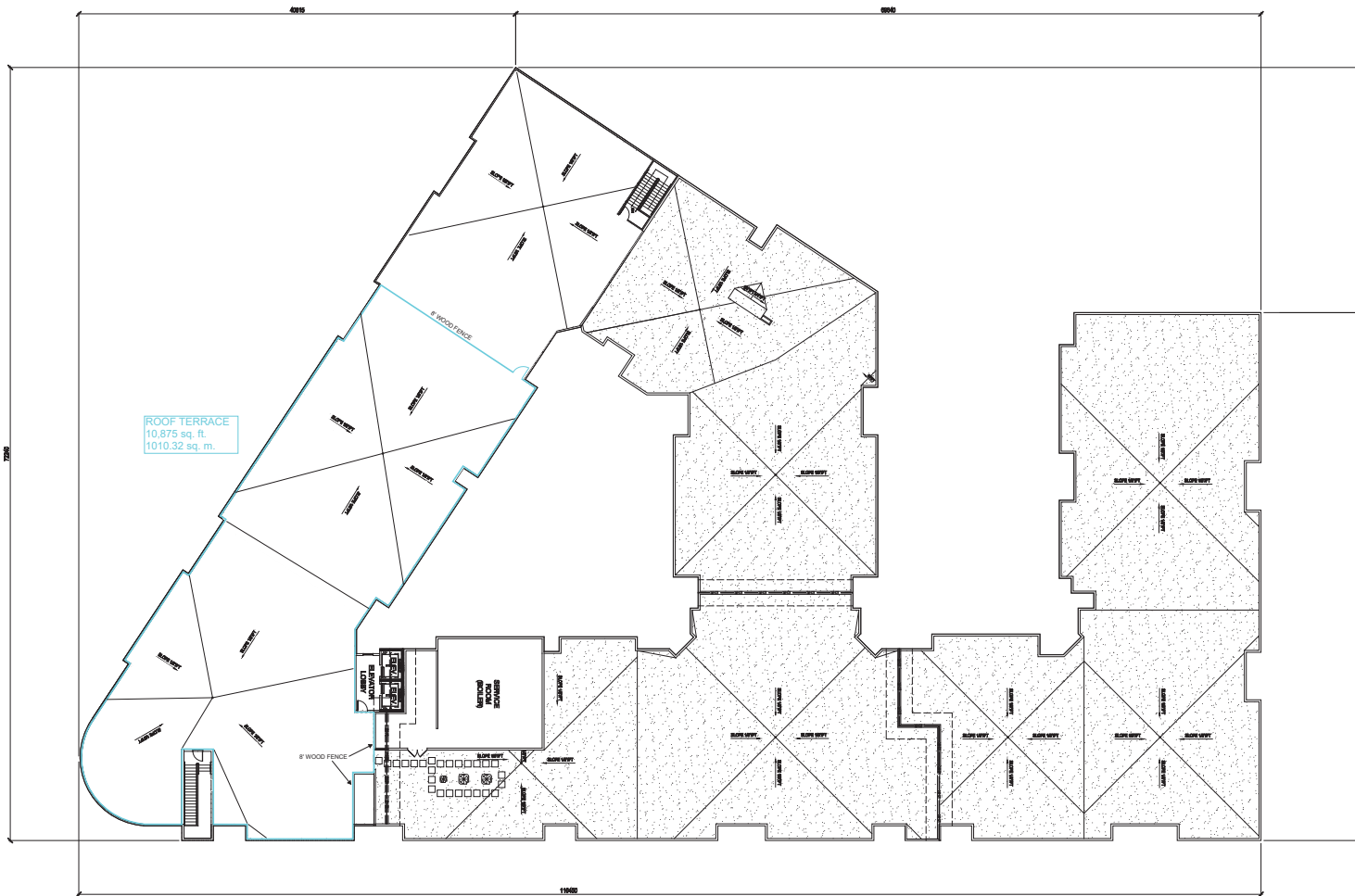
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Building Statistics : Zoning Compliance			
Amenity Space		Commercial Space	
Previously Approved	Provided	Previously Approved	Provided
PRIVATE AMENITY AREAS: 2,625.68 SQ.M. COVERED LOUNGE: 296.53 SQ.M. CLUBHOUSE INCL. GYM: 366.87 SQ.M. LANDSCAPED OPEN SPACE: 319.28 SQ.M. ROOF GARDEN: 788.80 SQ.M. COURTYARD 1: 5801.00 SQ.M. COURTYARD 2: 581.94 SQ.M. LOBBY: 137.87 SQ.M. BALCONIES: 564.37 SQ.M.	PRIVATE AMENITY AREAS: 2,629.68 SQ. M. COVERED LOUNGE: 296.53 SQ. M. CLUBHOUSE INCL. GYM: 361.85 SQ. M. LANDSCAPED OPEN SPACE: 319.28 SQ. M. ROOF GARDEN: 1019.32 SQ. M. COURTYARD 1: 536.13 SQ. M. COURTYARD 2: 581.94 SQ. M. LOBBY: 137.87 SQ. M. BALCONIES: 564.37 SQ. M.	525 SQ. M.	536.79 SQ. M.
TOTAL = 6230.94 SQ. M.	TOTAL = 6432.43 SQ. M.		

1 FLOOR PLAN 100 LEVEL
 A2



1 ROOF TERRACE PLAN
A7

NOTES

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE FIRM BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS REMAIN THE PROPERTY OF THE FIRM.



ISSUED FOR	04	2015/03/12	NZ
ISSUED FOR PERMISSION	03	2015/07/02	NZ
ISSUED FOR PERMISSION	02	2015/06/04	NZ
ISSUED FOR PERMISSION	01	2015/05/05	NZ
ISSUED TO	No.	DATE	BY

NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED

NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED

CLIENT

PROJECT:

APARTMENT DWELLING HOUSE
WITH 148 UNITS
683 PRINCESS STREET
KINGSTON, ONTARIO

DRAWING TITLE:

ROOF TERRACE
PLAN

SCALE: AS SHOWN DATE: MARCH 22 2020

JOB NUMBER: DRAWING No.

DRAWN BY: