



**City of Kingston
Report to Committee of Adjustment
Report Number COA-22-051**

To: Chair and Members of the Committee of Adjustment
From: Tim Fisher, Planner
Date of Meeting: June 20, 2022
Application for: Minor Variance
File Number: D13-021-2022
Address: 295 Emerald Street
Owner: Pamela Large
Applicant: Pamela Large

Council Strategic Plan Alignment:

Theme: 2. Increase housing affordability

Goal: See above

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variance for the property located at 295 Emerald Street. The applicant is proposing to reduce the rear yard setback to construct a 10.2 square metre three-season unheated room in place of an existing 10 square metre rear deck.

The subject property is developed with a bungalow with a single car garage fronting on Emerald Street (Exhibit B). The property is located in a residential neighbourhood developed with single detached dwellings.

The property is designated Residential in the Official Plan and zoned Low Density Residential 'LDR1' Zone in Zoning By-Law 97-102, and is zoned Urban Residential 3 'UR3.B' Zone in Kingston Zoning By-Law Number 2022-62. The final draft of the City's new Zoning By-Law was approved by Council at its meeting held on April 26, 2022, and is under appeal. As this application is scheduled for a Committee of Adjustment meeting subsequent to that date, the

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application has been reviewed against both the current Zoning By-Law Number 97-102, as well as new Zoning By-Law Number 2022-62.

Proposal under Zoning By-Law Number 97-102

Variance Number 1: Minimum Rear Yard Setback

By-Law Number 97-102:	Table B1, Standards for the LDR and LDR1 Zones
Requirement:	6.0 metres
Proposed:	4.6 metres
Variance Requested:	1.4 metres

The proposed three-season unheated room is not subject to the provisions for the projections into yards for decks and porches as the structure will be fully enclosed and therefore considered to be part of the principle structure land must comply with the LDR1 zone provisions. The requested variance is not for the reduction of the rear yard setback across the entire lot width however it will only be applied to the proposed structure.

Proposal under new Kingston Zoning By-Law Number 2022-62

Variance Number 1: Minimum Rear Yard Setback

By-Law Number 2022-62:	Table 11.43, UR3.B
Requirement:	6.0 metres
Proposed:	4.6 metres
Variance Requested:	1.4 metres

The new Kingston Zoning By-Law 2022-62 also requires the three-season unheated room to be subject to the same provisions as the principle structure and therefore requires a variance to the minimum rear yard setback requirement in the UR3.B zone.

The requested minor variance is consistent with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 97-102 as well as the Kingston Zoning By-Law 2022-62. The requested minor variance is desirable for the appropriate development or use of the land, building or structure and is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval.

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.

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Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Tim Fisher, 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 May 11, 2022, a minor variance application was submitted by Pamela Large with respect to the property located at 295 Emerald Street. The variance is requested to reduce the rear yard setback to construct a 10.2 square metre three-season unheated room in place of an existing 10 square metre rear deck.

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

- Survey (Exhibit H)
- Plan Drawing Package (Exhibit I)

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 295 Emerald Street (Exhibit B) and is developed with a bungalow with a single car garage fronting on Emerald Street. The property is located in a residential neighbourhood developed with single detached dwellings.

The property is designated Residential in the Official Plan and zoned Low Density Residential ‘LDR1’ Zone in Zoning By-Law 97-102. The property is zoned Urban Residential 3 ‘UR3.B’ Zone in the new Kingston Zoning By-Law Number 2022-62.

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.

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1) The general intent and purpose of the Official Plan are maintained

The subject property is designated Residential in the City of Kingston Official Plan.

In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan. The following provides these nine requirements and an assessment of how the proposal is consistent with each.

1. The proposed development meets the intent of Section 2 Strategic Policy Direction, and all other applicable policies of this Plan;

The subject site is located within the Urban Boundary, in a Housing District, and is on full municipal services. Development within the Urban Boundary and on a site with municipal services is meant to be the focus of growth/development within the City. Housing Districts can be compatible with minor development activities so long as the prevailing built form standards are generally found in the neighbourhood.

The existing residential use and zoning are consistent with the Residential designation. The proposed three-season unheated room is an addition to the permitted residential use and the minor variance requested only affects the location of the structure to the rear lot line. The proposal will act as a reinvestment and will result in only minor development on the subject property that is compatible with surrounding residential uses. The proposal is similar to the prevailing built form standards of height, density and amenity that are generally found in the existing dwellings along Emerald Street and will not result in any significant impacts or changes to the local neighbourhood character.

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 three-season, unheated room provides new opportunity for growth and investment within Kingston in a manner that would ensure compatible development and land use. The three season room will result in development that is consistent with the built form of existing rear yards found on residential properties in the neighbourhood.

The 10.2 square metre three season room will replace an existing 10.2 square metre deck at the rear of the dwelling. The floor height of the three-season room will maintain the existing height of the deck. The location, size and height of the three-season sunroom is not anticipated to result in any new negative effects such as overlook and shadowing on abutting properties.

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

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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 application is not proposing any changes to the existing driveway and parking space. There will be no concerns with respect to the function of the site in terms of access routes, parking or universal accessibility.

4. The conformity of the proposal to any applicable urban design policies endorsed by Council, particularly if the site includes or could impact a built heritage resource or is within a Heritage District;

Section 8.3 provides guiding principles for development of residential lots that are used to ensure new residential development is integrated into the existing built fabric and is conducive to active transportation. The proposal follows the principles, as it would foster development that is context appropriate and attractive development which adds to the existing sense of place. This act of reinvestment would allow for increased ability to enjoy the property and improvements to the residents quality of life.

The subject site is not designated under Part IV or Part V of the *Ontario Heritage Act*, nor is it adjacent to any designated properties. The property is not located within a Heritage Character Area and was identified as being cleared of archaeology under the City of Kingston's Archaeology Master Plan which would exempt the applicant from the requirement of an archaeological assessment.

5. If the site is designated under the *Ontario Heritage Act*, the application shall be reviewed by Heritage Kingston for approval. If the property is adjacent to a designated property under the *Ontario Heritage Act* or shown as a Heritage Area feature, or is affected by the protected views shown on Schedule 9 of this Plan, then a heritage impact statement may be required to assist staff to determine if the resulting development is desirable;

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

6. The resulting development has adequate municipal water and sewage services within the Urban Boundary, or is capable of providing individual on-site water and sewage services outside the Urban Boundary;

The subject lands are located within the Urban Boundary and developed with sufficient municipal water and sewage 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 proposal meets the four tests of a Minor Variance as outlined in the *Planning Act*, and described herein and therefore does not require a Zoning By-Law Amendment.

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,

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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 to this report.

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

The proposal is in keeping and compatible with the existing development in the surrounding area and will not set an undesirable precedent.

The proposal meets the intent of the Official Plan, as the proposed three-season unheated room 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 Low Density Residential ‘LDR1’ Zone in the City of Kingston Zoning By-Law Number 97-102, entitled, "The Cataraqui North Zoning By-Law", as amended (Exhibit E). The ‘LDR1’ zone permits a single detached dwelling subject to the performance standards in Table B1 in the Zoning By-Law.

Under the new Kingston Zoning By-Law Number 2022-62, the property is similarly zoned Urban Residential 3 ‘UR3.B’ Zone (Exhibit F – Kingston Zoning By-Law 2022-62).

Proposal under Zoning By-Law Number 97-102

Variance Number 1: Minimum Rear Yard Setback

By-Law Number 97-102:	Table B1, Standards for the LDR and LDR1 Zones
Requirement:	6.0 metres
Proposed:	4.6 metres
Variance Requested:	1.4 metres

The existing 10.2 square metre deck at the rear of the dwelling is subject to Section 5.6.2, Encroachment of porches, decks and underground cellars in Zoning By-Law Number 97-102. The proposed three-season unheated room will be enclosed and is therefore subject to the performance standards of the principle structure. The proposed three-season room will require a variance to reduce the rear yard setback from 6.0 metres to 4.6 metres. The reduction in the rear yard will only be applied to the proposed structure and to the entire width of the lot.

Proposal under new Kingston Zoning By-Law Number 2022-62

Variance Number 1: Minimum Rear Yard Setback

By-Law Number 2022-62:	Table 11.43, UR3.B
Requirement:	6.0 metres
Proposed:	4.6 metres
Variance Requested:	1.4 metres

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The new Kingston Zoning By-Law 2022-62 also requires the three-season room to be subject to the same performance standards as the principle structure and therefore requires a variance to the minimum rear yard setback requirement in the UR3.B zone.

All other provisions in the ‘LDR1’ and UR3.B zone are complied with.

3) The variance is minor in nature

The variance is considered minor as the development is in keeping with the scale and design of the existing residential development in the neighbourhood. The proposal is not anticipated to have any negative impacts on the abutting residential uses. The sunroom is located in the rear yard and will not be visible from the street therefore, it will not have any impacts on the streetscape or character of the neighbourhood.

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

The subject property is developed with a one-storey single detached dwelling. The proposed 10.2 square metre, three-season room at the rear of the dwelling will provide additional living space to the residential use. The proposal will not result in any new units or bedrooms.

The three-season room is located at the rear of the dwelling and will not be seen from the street and will not result in any new impacts on the abutting residential uses or their enjoyment of their property. A rear yard is maintained for outdoor amenity space. The variance to reduce the minimum rear yard setback is only applied to the three-season room at the rear of the dwelling. Any future development on the subject property is to comply with the performance standards of the zoning by-law.

The variance is desirable and appropriate use of the land.

Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Services) |
| <input checked="" type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input checked="" type="checkbox"/> Real Estate & Environmental Initiatives |
| <input checked="" type="checkbox"/> Fire & Rescue | <input type="checkbox"/> Kingston Hydro | <input checked="" type="checkbox"/> City’s Environment Division |
| <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input type="checkbox"/> Canadian National Railways |
| <input checked="" type="checkbox"/> Housing | <input checked="" type="checkbox"/> District Councillor | <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> KEDCO | <input type="checkbox"/> Municipal Drainage | <input type="checkbox"/> Parks of the St. Lawrence |
| <input type="checkbox"/> CRCA | <input type="checkbox"/> KFL&A Health Unit | <input type="checkbox"/> Trans Northern Pipelines |
| <input type="checkbox"/> Parks Canada | <input type="checkbox"/> Eastern Ontario Power | <input type="checkbox"/> CFB Kingston |
| <input type="checkbox"/> Hydro One | <input type="checkbox"/> Enbridge Pipelines | <input type="checkbox"/> TransCanada Pipelines |
| <input type="checkbox"/> Kingston Airport | | |

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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, there are no written objections or concerns submitted by 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.

Conclusion

The requested variance maintains the general intent and purpose of both the City of Kingston Official Plan, Zoning By-Law Number 97-102 and the new Kingston Zoning By-Law Number 2022-62. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

Approval of this application will permit the construction of a three-season room in place of an existing 10.2 square metre deck at the rear of the dwelling and allow for increased ability to enjoy the property and improvements to the resident's quality of life

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 97-102

Kingston Zoning By-Law Number 2022-62

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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 50 property owners (according to the latest Assessment Roll) within 60 metres of the subject property (Exhibit C) 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

Tim Fisher, Planner, 613-546-4291 extension 3215

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Public Notification Map
- Exhibit D Neighbourhood Context Map (2021)
- Exhibit E Official Plan Map
- Exhibit F Zoning By-Law 97-102, Map 1
- Exhibit G Kingston Zoning By-Law 2002-62
- Exhibit H Survey

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Exhibit I Plan Drawing Package

Recommended Conditions

Application for minor variance, File Number D13-021-2022

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

1. Limitation

That the approved minor variance applies only to the three-season unheated room 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.

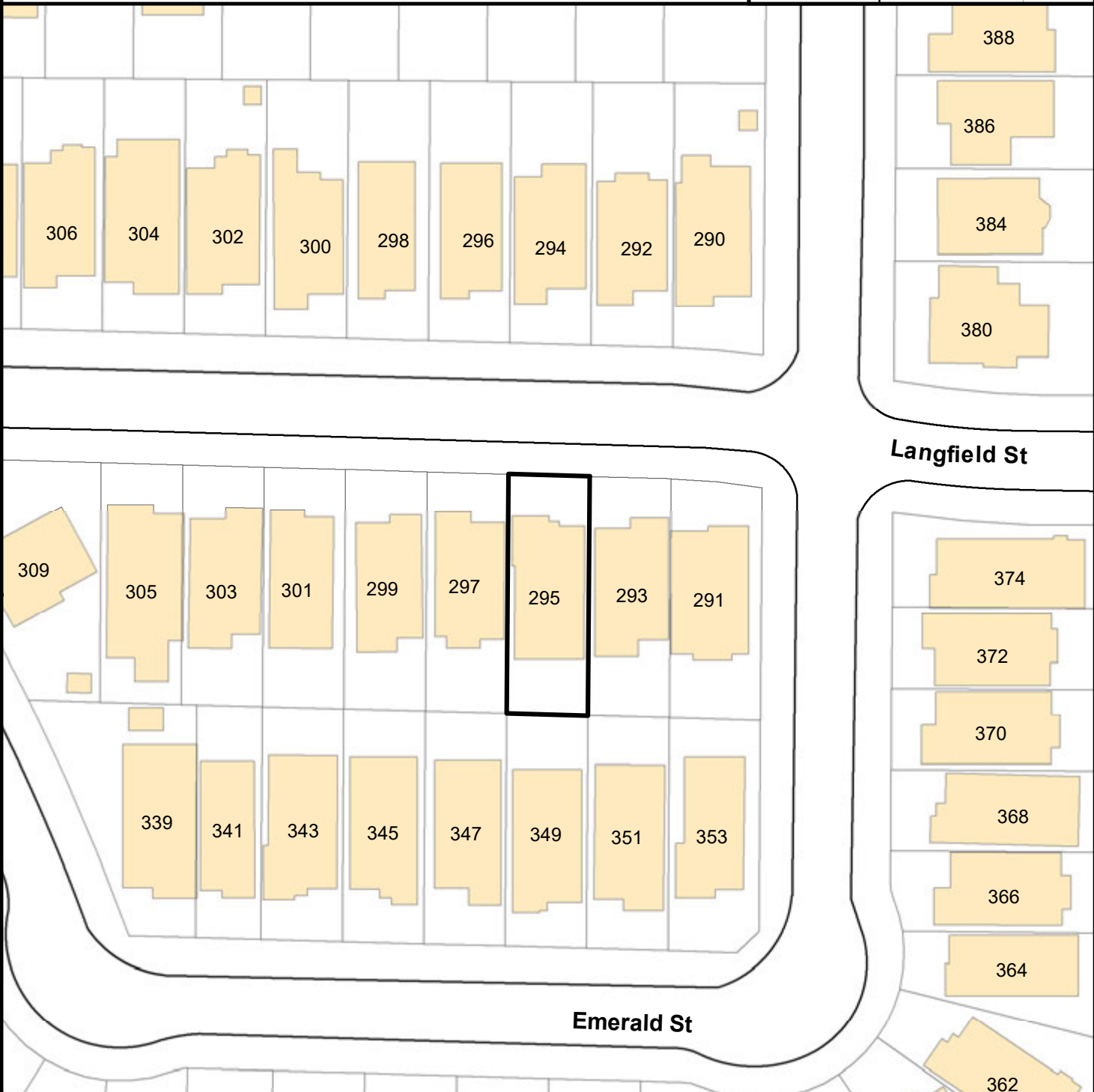
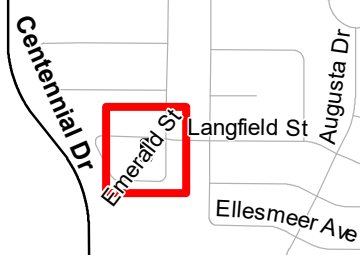


Committee of Adjustment
Key Map

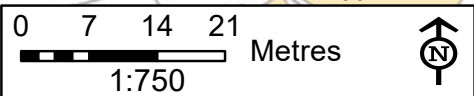
Address: 295 Emerald Street
File Number: D13-021-2022

Planning Services

Lands Subject to Minor Variance



Prepared By: rejones
Date: May-12-2022

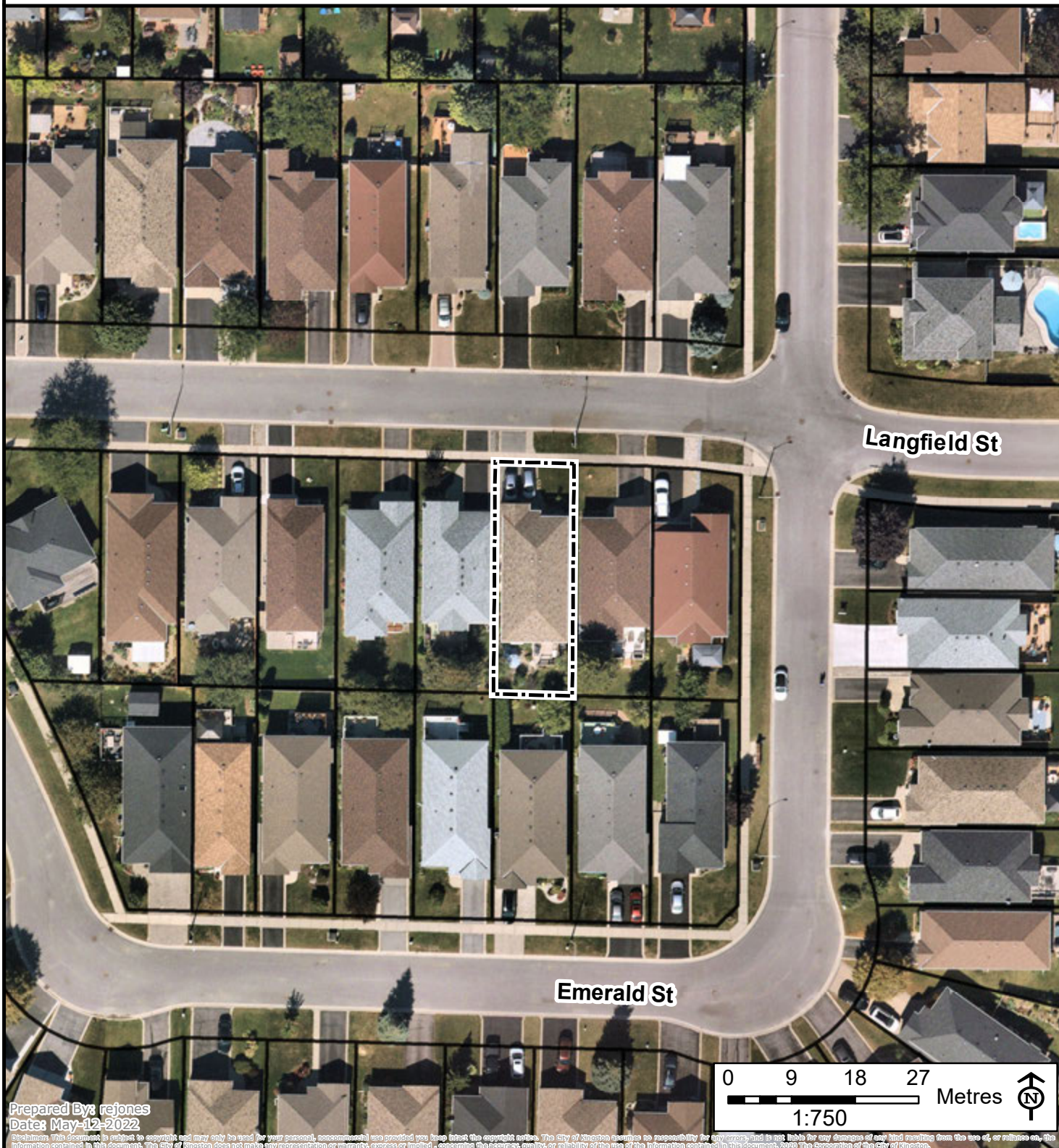


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CITY OF KINGSTON
Neighbourhood Context (2021)
Address: 295 Emerald Street
File Number: D13-021-2022

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: rejones
Date: May-12-2022

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Committee of Adjustment
Official Plan, Existing Land Use

Address: 295 Emerald Street
File Number: D13-021-2022

Subject Lands

Cataraqui North Secondary Plan

RESIDENTIAL



Prepared By: rejones
Date: May-12-2022

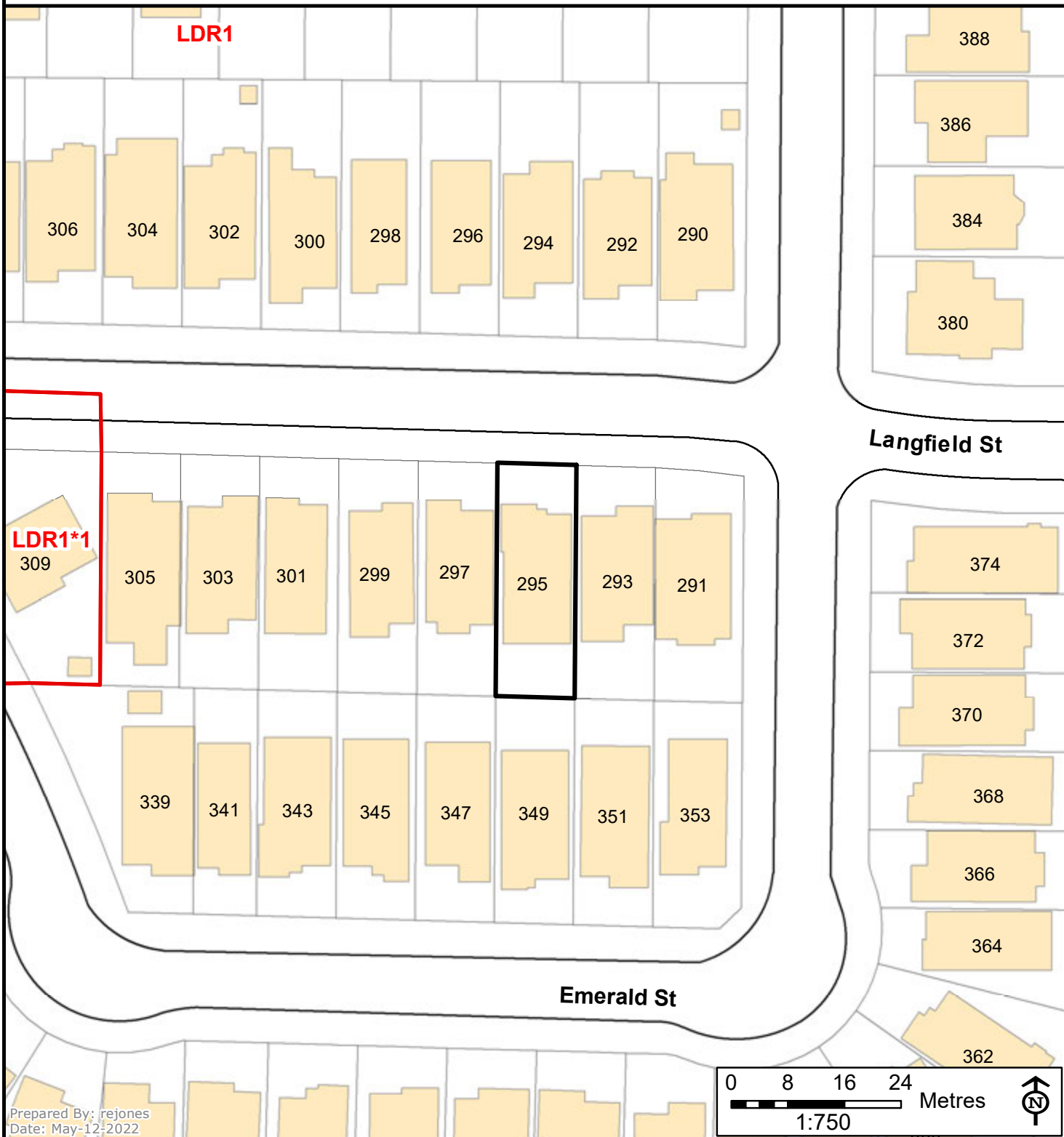
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Committee of Adjustment
Existing Zoning - By-law 97-102, Map 1

Address: 295 Emerald Street
File Number: D13-021-2022

- Subject Lands
- Consolidated Zoning











Prepared By: rejones
Date: May-12-2022

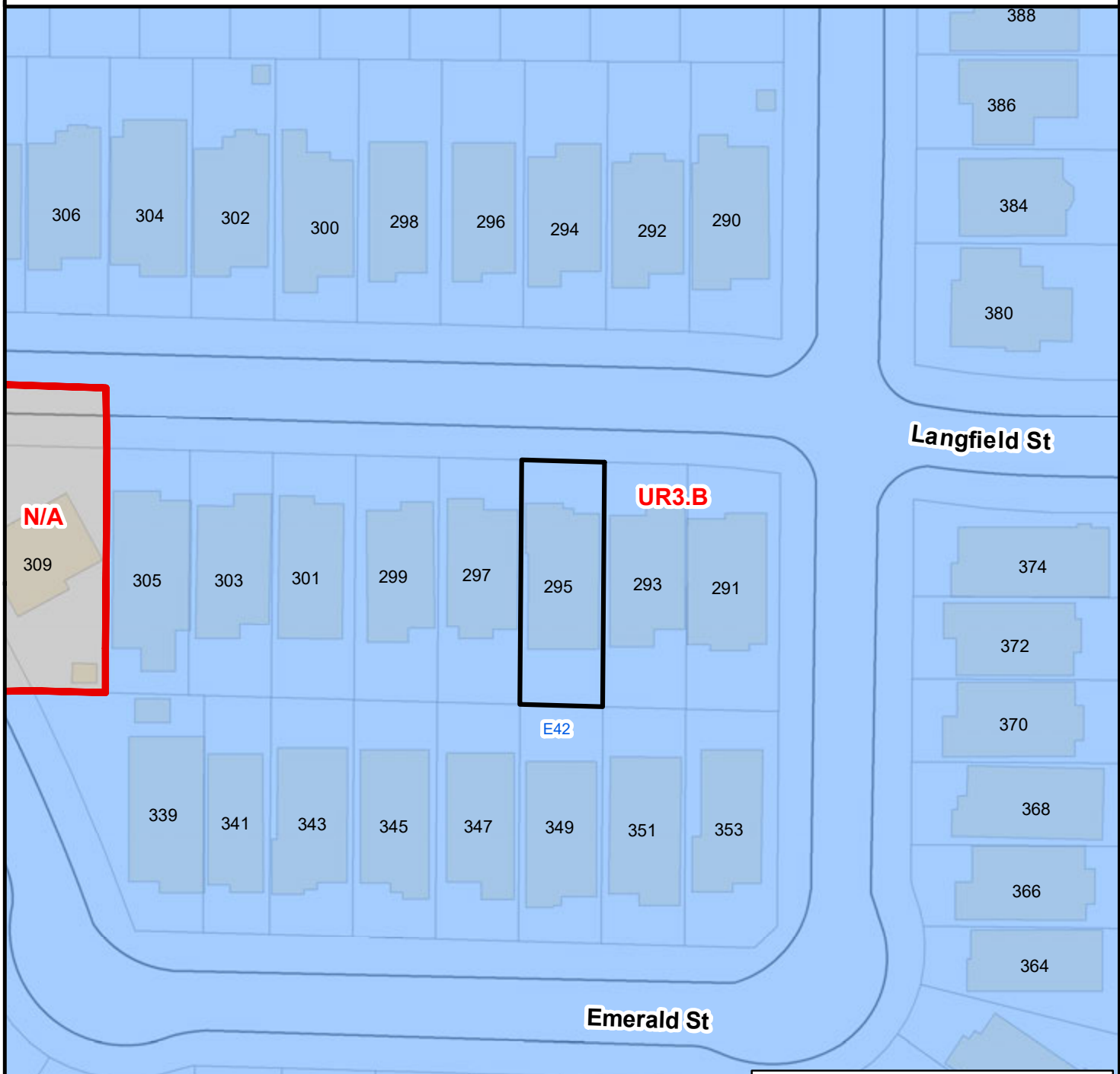
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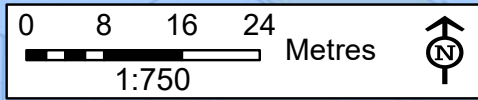
CITY OF KINGSTON
Reference Kingston Zoning Bylaw 2022-62

Address: 295 Emerald Street
File Number: D13-021-2022

-  Subject Lands
-  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: rejonas
Date: May-12-2022



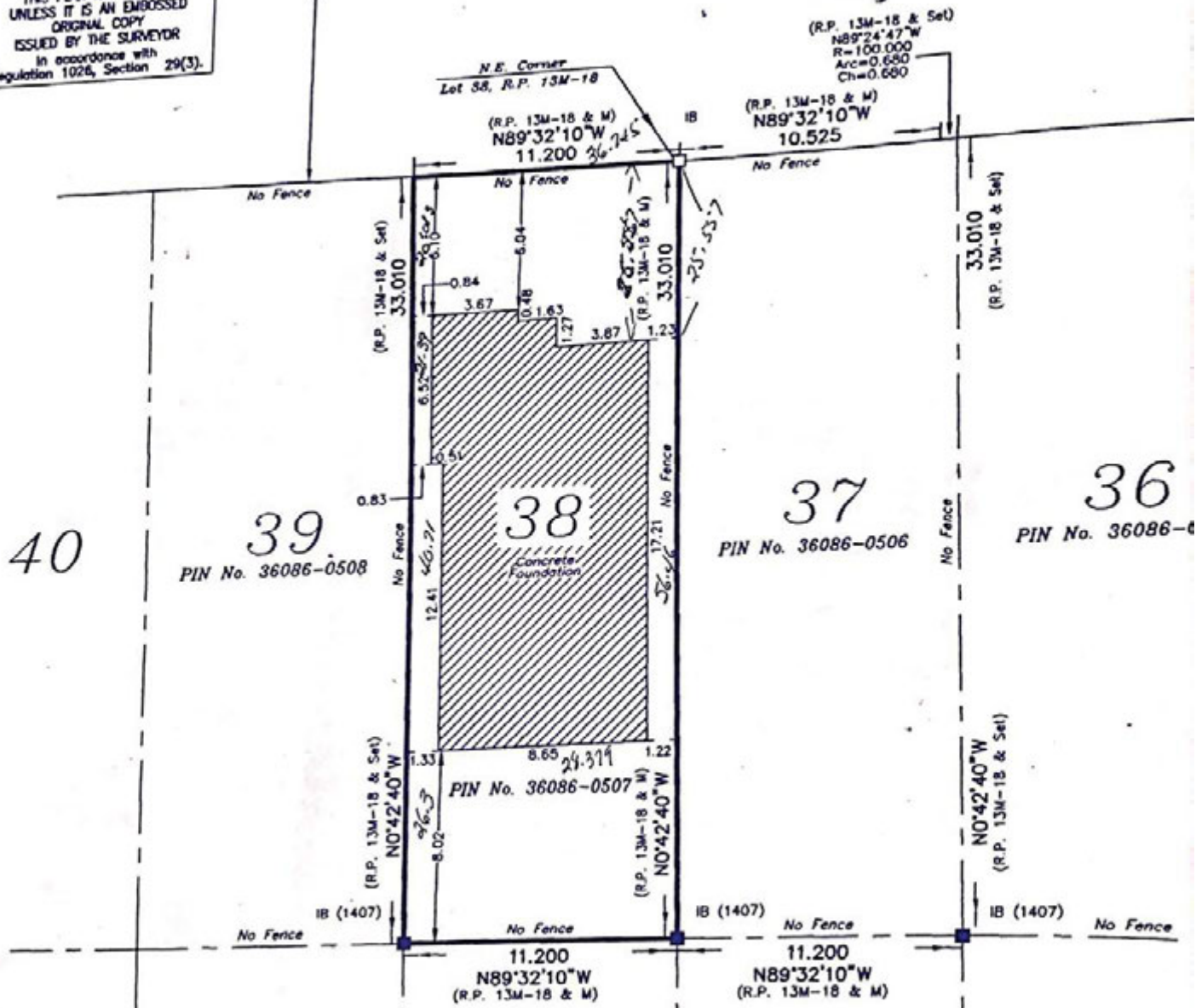
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1297276



THIS PLAN IS NOT VALID
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ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3).

Emerald Street
(Dedicated by Registered Plan 13M-18)
PIN No. 36086-0576



REGISTERED PLAN No. 13M-

31	32	33	34	35
PIN No. 36086-0501		PIN No. 36086-0502	PIN No. 36086-0503	PIN No. 36086-



944 Crawford Dr.
Peterborough, Ontario K9J 3X2
www.lifestylesunrooms.com
Tel: 800-465-0593
Fax: 800-934-0822

PROJECT

LIFESTYLE UNHEATED SUNROOM ADDITION

PROJECT ADDRESS

295 EMERALD STREET
KINGSTON
ONTARIO K7P 3E1

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

01

REVISION PROJECT# DESIGN#

249344

MODEL TYPE

225 STUDIO (3" ALUMINUM ROOF)

CLIENT

PAM LARGE

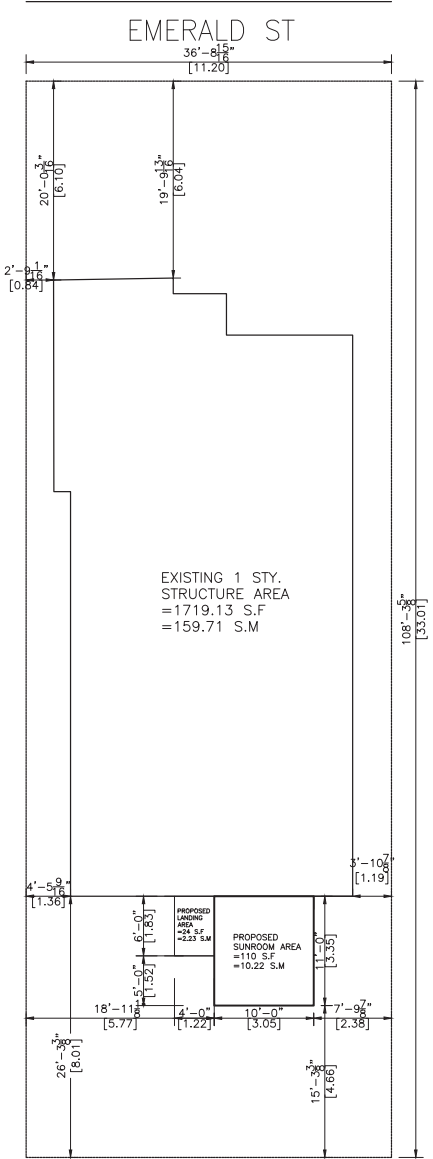
DATE SCALE

MARCH 16 2022

DRAWN BY: CHECKED BY:

A.A. J.P.

LIFESTYLE ENGINEERING



SITE PLAN
SCALE = 1:150

THIS SITE PLAN IS DRAWN PER THE OWNER INFORMATION

NOTES:

1. THE WALLS AND ROOF STRUCTURAL PANELS OF THE SUNROOM WILL BE PREFABRICATED BY LIFESTYLE SUNROOMS INC. AND WILL BE INSTALLED BY ITS TRAINED SKILLED INSTALLERS.
2. A PROFESSIONAL ENGINEER UNDERTAKES THE GENERAL REVIEW OF THE INSTALLATION.
3. A FINAL PROJECT REVIEW LETTER WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER THE COMPLETION.
4. (1). STAIRS RISER DIMENSIONS SHALL CONFIRM TO ARTICLES 9.8.4.2 AND 9.8.4.3 OF THE 2012 OBC WHICH STIPULATES THAT RISERS DESIGNED FOR PRIVATE USE MUST HAVE A MAXIMUM RISE OF NO MORE THAN 200 mm OR A MINIMUM RISE OF NO LESS THAN 125 mm AND A MAXIMUM RUN OF NO MORE THAN 355 mm OR A MINIMUM RUN OF NO MORE THAN 255 mm AND A MAXIMUM TREAD DEPTH OF 355 mm OR A MINIMUM TREAD DEPTH OF NO LESS THAN 235 mm.
4. (2). REQUIRED EXIT STAIRS SHALL HAVE A WIDTH, MEASURED BETWEEN WALL FACES OR GUARDS, OF NOT LESS THAN 900 mm AS PER ARTICLE 9.8.2.1 OF THE 2012 OBC.
5. THE WIDTH OF THE LANDING IF REQUIRED SHALL BE NOT LESS THAN THE GREATER REQUIRED STAIR WIDTH WHERE ONE OR MORE OF THE STAIR WIDTHS DO NOT EXCEED THEIR RESPECTIVE REQUIRED WIDTHS, OR NOT LESS THAN THE LESSER ACTUAL STAIR WIDTH WHERE ALL OF THE WIDTHS OF THE STAIRS EXCEED THEIR RESPECTIVE REQUIRED WIDTHS AS PER ARTICLES 9.8.6.2 AND 9.8.6.3 OF THE 2012 OBC.
6. ALL HAND RAILS AND GUARDS SHALL BE BUILT AS PER OBC 2012 AND SUPPLEMENTARY STANDARD SB-7. EXTERIOR HANDRAIL AND GUARDS TO BE AT LEAST 900 mm OR 36" MEASURED VERTICALLY ABOVE THE NOSING OF ANY TREAD AND/OR PLATFORM NOT MORE THAN 1800 mm OR 5'-11" ABOVE THE FINISHED GROUND AS PER SUBSECTIONS 9.8.7 AND 9.8.8 OF 2012 OBC; ALL PICKET AND/OR GUARD SPACING MUST BE NO MORE THAN 100 mm OR 4" APART AS PER ARTICLE 9.8.8.5 OF THE 2012 OBC; ALL BALUSTERS TO BE SPACED NO MORE THAN 1200 mm OR 48" APART.
7. TO CARRY RAINWATER AWAY FROM THE SUNROOM, DOWNSPOUTS WILL BE INSTALLED AT THE OUTSIDE CORNERS OF ROOM IN ACCORDANCE TO ARTICLES 9.26.18.2, 7.3.3.7, AND 5.6.2.2 OF THE 2012 OBC.
8. ALL ADDITIONAL ASPECTS OF THE PROJECT WILL BE INSTALLED ACCORDING TO TACBOC DETAILS AND COMPLY WITH THE REQUIREMENTS STIPULATED BY THE 2012 OBC, INCLUDING DOORS (TO SECTION 9.6.); WINDOWS (TO SECTION 9.7.); SKYLIGHTS (TO SUBSECTION 9.7.7.); GLASSES (TO SUBSECTION 9.7.3.); WOOD FRAME CONNECTIONS, DECK FARMING, STICK BUILT WALLS AND SUBFLOORING (TO SUBSECTION 9.23.14); BUILT-UP BEAMS (TO ARTICLE 9.23.8.3); BUILT-UP COLUMNS (TO ARTICLE 9.17.4.2); ROOFING (TO SECTION 9.26.); ROOF DRAINS AND DOWNSPOUTS (TO SUBSECTION 9.26.18.); FLASHING (TO SUBSECTIONS 9.20.13 & 9.26.3 & 9.26.4); CLADDING (TO SECTION 9.27.); CAULKING (TO SUBSECTION 9.27.4.); INTERIOR FINISHING (TO SUBSECTION 9.29.); FLOORING (TO SECTION 9.30.); STAIRS, RAMPS, HANDRAILS AND GUARDS (TO SECTION 9.8.); LIGHTING OUTLETS (TO SECTION 9.34.).

LOT AREA	369.71 m ²	3979.55 ft ²
TOTAL EXISTING FLOOR AREA	159.71 m ²	1719.13 ft ²
PROPOSED SUNROOM AREA	10.22 m ²	110.00 ft ²
PROPOSED DECK AREA	2.23 m ²	24.00 ft ²
TOTAL EXISTING AND PROPOSED FLOOR AREA	172.16 m ²	1853.13 ft ²
TOTAL LOT COVERAGE	~46.56 %	



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www.lifestylesunrooms.com
Tel: 800-465-0593
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PROJECT

**LIFESTYLE UNHEATED
SUNROOM ADDITION**

PROJECT ADDRESS

295 EMERALD STREET
KINGSTON
ONTARIO K7P 3E1

DRAWING TITLE

DECK & ROOF PLAN

DRAWING NUMBER

02

REVISION PROJECT# DESIGN#

249344

MODEL TYPE

225 STUDIO (3" ALUMINUM ROOF)

CLIENT

PAM LARGE

DATE SCALE

MARCH 16 2022

DRAWN BY: CHECKED BY:

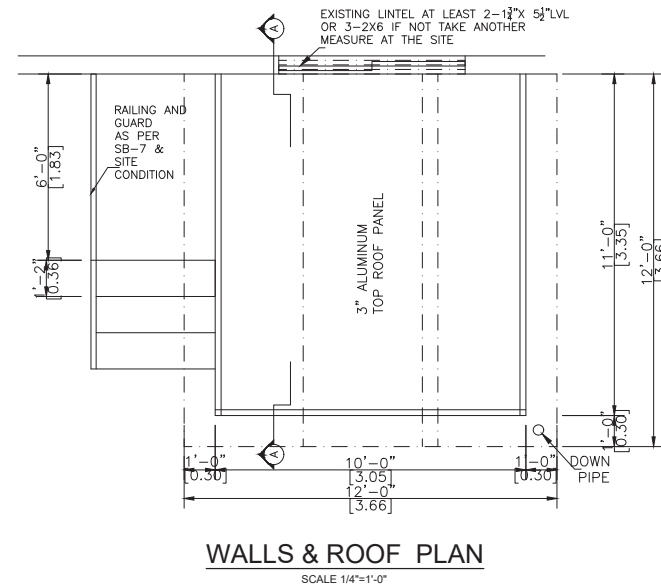
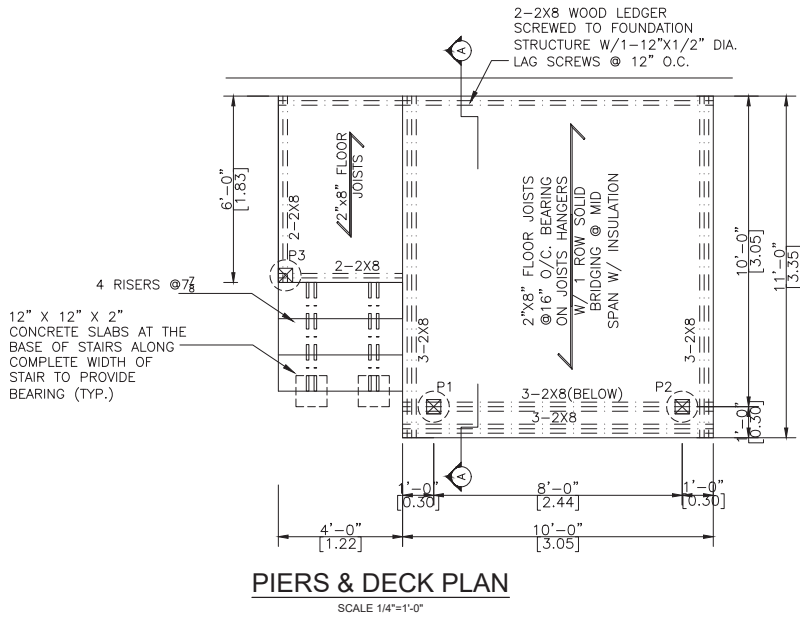
A.A. J.P.

LIFESTYLE ENGINEERING



NOTES:
-HELICAL PILES ARE PER CCMC 13059-R AND THE ENCLOSED CALCULATIONS
-THE STRUCTURAL PANELS ARE ACCORDING TO BMEC#03-08-287 AND THE ENCLOSED CALCULATIONS

P1,P2	Compressive Load = 20.03 KN = 4502 Lbs Use helical post per structural calculation
P3	Compressive Load = 3.64 KN = 819 Lbs Use helical post per structural calculation





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PROJECT

**LIFESTYLE UNHEATED
 SUNROOM ADDITION**

PROJECT ADDRESS

295 EMERALD STREET
 KINGSTON
 ONTARIO K7P 3E1

DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

03

REVISION PROJECT# DESIGN#

249344

MODEL TYPE

225 STUDIO (3" ALUMINUM ROOF)

CLIENT

PAM LARGE

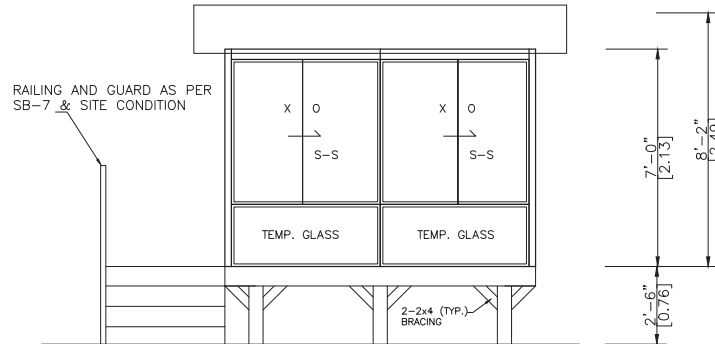
DATE SCALE

MARCH 16 2022

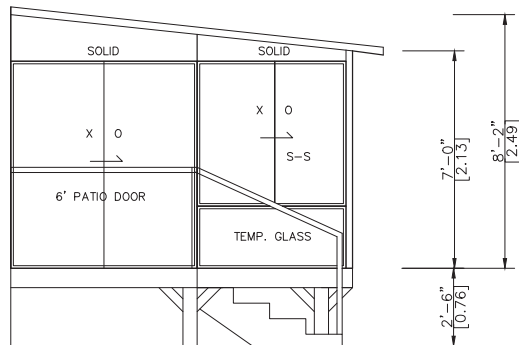
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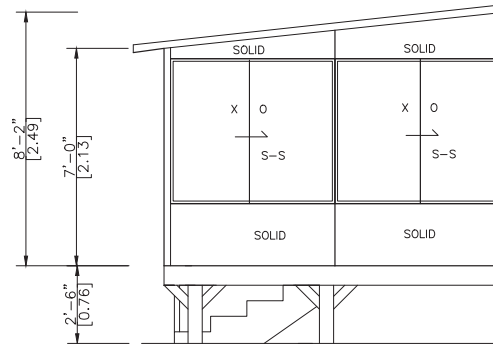
LIFESTYLE ENGINEERING



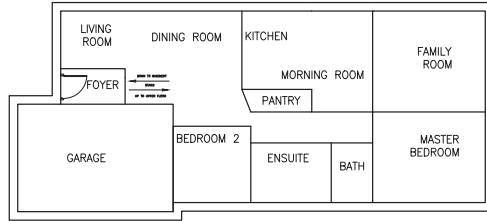
FRONT ELEVATION
 SCALE 1/4"=1'-0"



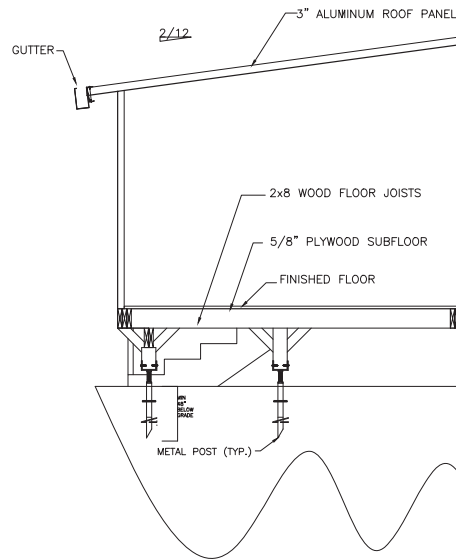
LEFT ELEVATION
 SCALE 1/4"=1'-0"



RIGHT ELEVATION
 SCALE 1/4"=1'-0"



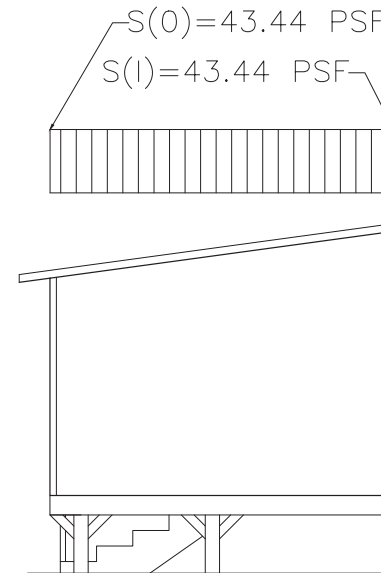
FLOOR LAYOUT



A-A SECTION
SCALE= 1/4"=1'-0"

NOTE:

–HELICAL PILES MADE OF STEEL IN ACCORDANCE WITH ASTM A500 GRADE C AND CAN/CSA–G40.21–97 HEAT GALVANIZED WITH A GALVANIZATION RATING OF AT LEAST 610 g/m² ACCORDING TO THE CSA–G164M–92 STANDARDS. ALL HELICAL PILES MUST BE INSTALLED TO A DEPTH OF AT LEAST 48" OR GREATER BELOW GRADE LEVEL AND IN ACCORDANCE WITH THE TORQUE SPECIFICATIONS.(REFER TO STRUCTURAL CALCULATION)
–ALL CONCRETE PIER DESIGNS BASED ON SOIL BEARING CAPACITY OF 1500 P.s.f. (REFER TO STRUCTURAL CALCULATIONS)



SNOW ACCUMULATION
REFER TO ATTACHED CALCULATION



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PROJECT
LIFESTYLE UNHEATED SUNROOM ADDITION

PROJECT ADDRESS
295 EMERALD STREET
KINGSTON
ONTARIO K7P 3E1

DRAWING TITLE
A-A SECTION & SNOW ACCUMULATION

DRAWING NUMBER
04

REVISION	PROJECT#	DESIGN#
	249344	

MODEL TYPE
225 STUDIO (3" ALUMINUM ROOF)

CLIENT	
PAM LARGE	
DATE	SCALE
MARCH 16 2022	
DRAWN BY:	CHECKED BY:
A.A.	J.P.

LIFESTYLE ENGINEERING

