



**City of Kingston
Committee of Adjustment
Meeting Number 08-2022
Agenda**

**Monday, July 18, 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 07-2022 held on Monday June 20, 2022 be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
- 6. Request for Deferral**

7. Returning Deferral Items

a) Application for: Minor Variance

File Number: D13-028-2022

Address: 720-730 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 1 – 24

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.

8. Business

a) Application for: Minor Variance

File Number: D13-020-2022

Address: 35-39 Montreal Street

Owner: Zlatko Banic

Applicant: FONTENN Consultants Inc.

The Report of the Commissioner of Community Services (COA-22-049) is attached.

Schedule Pages 25 – 49

Recommendation:

That minor variance application, File Number D13-020-2022, for the property located at 35-39 Montreal Street to vary amenity area, vehicle parking, bike parking and maximum density provisions for the addition of one unit, be approved, subject to the conditions Attached as Exhibit A to Report Number COA-22-049.

b) Application for: Minor Variance

File Number: D13-031-2022

Address: 23B Crerar Boulevard

Owner: Cameron Wolfe

Applicant: Cameron Wolfe

The Report of the Commissioner of Community Services (COA-22-053) is attached.

Schedule Pages 50 – 75

Recommendation:

That minor variance application, File Number D13-031-2022, for the property located at 23B Crerar Boulevard to develop a driveway in the front yard of the subject property which exceeds the maximum driveway width provision, be approved, subject to the conditions attached as Exhibit A to Report Number COA-22-053.

c) Application for: Permission and Minor Variance

File Number: D13-033-2022

Address: 81 Gore Street

Owner: Davin Johnson & Janette Leroux

Applicant: Davin Johnson

The Report of the Commissioner of Community Services (COA-22-054) is attached

Schedule Pages 76 – 108

Recommendation:

That the application for permission, File Number D13-033-2022, for the property located at 81 Gore Street to expand an existing legal non-conforming dwelling, be approved; and

That minor variance application, File Number D13-033-2022, for the property located at 81 Gore Street to reduce the aggregate side yard width, increase the lot coverage, exceed the maximum permitted Floor Space Index and reduce the parking space length be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-054.

d) Application for: Minor Variance

File Number: D13-042-2021

Address: 151 Bath Road

Owner: CP Reit Ontario Properties

Applicant: Parsons Inc.

The Report of the Commissioner of Community Services (COA-22-055) is attached

Schedule Pages 109 – 139

Recommendation:

That minor variance application, File Number D13-042-2021, for the property located at 151 Bath Road to construct a new Canadian Tire retail store, be approved, subject to the conditions attached as Exhibit A to Report Number COA-22-055.

9. Motions

10. Notices of Motion

11. Other Business

12. Correspondence

a) Correspondence regarding 39 Ellerbeck Street, dated June 11, 2022.

Schedule Pages 140 – 144

b) Correspondence regarding 39 Ellerbeck Street, dated June 22, 2022.

Schedule Pages 145 – 151

c) Correspondence received from Ian Drummond, dated June 26, 2022, regarding Application for Minor Variance – 151 Bath Road.

Schedule Page 152

13. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled on Monday, August 22, 2022 at 5:30 p.m.

14. Adjournment