



**City of Kingston
Committee of Adjustment
Meeting Number 09-2022
Addendum**

**Monday, August 15, 2022 at 5:30 p.m.
In a virtual, electronic format**

12. Correspondence

- a) Correspondence received from David Athersych, dated August 12, 2022, regarding Application for Minor Variance – 31 Alamein Drive.

Addendum Pages 1 – 2

- b) Correspondence received from Aynne Johnston, dated August 12, 2022, regarding Application for Minor Variance – 31 Alamein Drive.

Addendum Pages 3 – 4

- c) Correspondence received from Vera Vine and Allen MacDuffie, dated August 15, 2022, regarding Application for Minor Variance – 31 Alamein Drive.

Addendum Page 5

David Athersych, P.Eng.
34 Alamein Drive
Kingston, ON K7L4R6

City of Kingston, Planning Services
Secretary-Treasurer, Committee of Adjustment
City of Kingston
216 Ontario Street
Kingston, ON K7L2Z3

Re: File number D13-040-2022

This letter is intended as an objection to the granting of a minor variance to allow for the modification of the dwelling at 31 Alamein Drive, including a two-story addition in the back. The file number is D13-040-2022.

I object on the following grounds:

1. Notice. There has been only a short notice to some nearby residents about this application. The first time I became informed of this application was by mail on August 2, 2022. I spoke with some neighbours, and it appears that notices were sent to only a very small number of them. People on Westdale north of Carruthers received no notice, nor did people on the west side of Westdale south of Carruthers. The folks in the neighbourhood who took vacation at the beginning of August will also have no opportunity to become informed. I can see that if the application was for a truly “minor” variance – such as making a front porch a bit bigger than allowed – then there may be no objections from anyone. But given the size of this addition, and the implications of buildings this size, then I would expect a more pro-active attempt to engage the neighbours to understand the plans.
(Now, I have been told I should monitor the DASH site and social media “often” to see what schemes are afoot, but I – like most people – do not have time to keep checking the DASH site looking for new activity in my neighbourhood. Given that the dates on many of the documents posted are June 27, 2022, there could have been a much earlier warning. Basically, this has not been brought to anyone’s attention until there was only 10 days left to review and understand what is being proposed.)
2. Diagrams. The supporting diagrams are, in my opinion, somewhat misleading. When I got the printed Notice for the meeting, the only diagram was an overhead view of the lots. The wording of the requested variances, when transformed into lines on that diagram, look a lot more imposing than the renderings by the architects that I found on the DASH site. Standing on the street with roughly the same view as the first diagram gives a very different impression. The existing buildings are more tightly packed than the

diagram suggests, and the whimsical distant fence and trees between 31 and 33 Alamein is quite different than what is seen on the ground. If the Committee has not actually seen the real environment, then they risk being misled.

3. Future re-purposing. The floor plans suggest it is being built as a large single-family dwelling with 5 bedrooms. Several other rooms referred to Family Room, Living Room, and Office can easily be converted to additional bedrooms. This would make the resulting building an attractive (to the owner, not the neighbours) student residence. The steady creep of student housing as Queen's and St. Lawrence expand is already apparent in the neighbourhood. (Even with the current One-Family and Two-Family zoning, there are at least two student residences on Alamein and Mack at present.) The concern with more student housing is that Elder Park will become a party venue, making it unusable for families to bring their young children to run around, for fear of stepping on broken beer bottles, crushed beer cans, vomit and other detritus often found after students have partied. There will be much more car traffic and on-street parking.
4. Utility access. This is perhaps a minor point, but I expected to see some comment from Kingston Hydro Corporation indicating they have no objection to the lack of access to the backyard power lines. The location of the addition, along with existing fencing between neighbours, would mean that access – other than by someone climbing a pole – could only be had through the Helen Street properties. Given the number of poles in the backyards on the west portion of Alamein that have required repair or replacement, I would think that the Utility would like to weigh in on the restricted access.

Thank you for the opportunity to express my concerns about this development.

David Athersych

David Athersych, P.Eng.
34 Alamein Drive
Kingston K7L4R6

Landline: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

Clendening, Ian

From: Myers, Cheryl
Sent: August 15, 2022 8:51 AM
To: Clendening, Ian
Cc: Planning Outside Email; Sthamann, Lindsay
Subject: FW: D13-040-2022 31 Alamein Drive

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ian,

This is your file I believe – D13-040-2022

Thank you,
Cheryl

From: Aynne Johnston [REDACTED] >
Sent: August 12, 2022 2:33 PM
To: Planning Outside Email <Planning@cityofkingston.ca>
Subject: D13-040-2022 31 Alamein Drive

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom It May Concern:

Regarding the current application for extensive widening and lengthening of the building on the lot at 31 Alamein, I have serious concerns.

This is a neighbourhood of single dwelling homes. If everyone in the neighbourhood begins to extend dwellings to the lot lines, we will simply have a circular wall of townhouses in the area, destroying the quality of life, privacy and charm currently typifying this neighbourhood. Allowing one person to do this creates a precedent that is a dangerous one should others follow.

Most importantly, to have no access on one's own property to access the back of the same property except through the house, strikes me as a safety, and access concern especially in case of emergency. I object to a reduced interior side yard setback.

SCALE of dwelling helps create a neighbourhood. Kingston is a city of heritage and I am concerned with building that does not integrate with the architecture and character of the neighbourhood. Having lived in this neighbourhood for over 20 years, changes of this nature disturb the dynamic and the historical character of a neighbourhood.

Contrary to the notice, drawings were not available to peruse on the City webpage DASH.

Without access to drawings, it is difficult to discern the impact of extended depth that exceeds the permitted depth.

Thank you for considering these issues before accepting this proposal. From what limited information is available to me, I cannot at present express approval for this and therefore object.

Aynne Johnston

Vera Vine and Allen MacDuffie
31 Alamein Drive
Kingston, Ontario K7L 4R6

City of Kingston, Planning Services
Secretary-Treasurer, Committee of Adjustment
City of Kingston
216 Ontario Street
Kingston, ON K7L2Z3

Re: File number D13-040-2022

To the Members of the Committee:

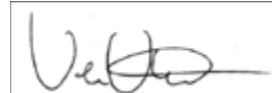
We write to respond to the objections raised by Professor Athersych of 34 Alamein Drive, which we read with surprise and no small amount of sympathy. We, too, are concerned about living in close proximity to university students and the attendant issues they can sometimes bring – noise, detritus, parking issues, and the like. In fact, this is the reason we hope to move to Alamein Drive from the current house we are renting on Victoria Street. Alamein, for us, seemed the best of both worlds – at some remove from the heart of student life, but also in walking distance from Queen’s campus where we will both be working. Moreover, our eldest daughter (8) attends Winston Churchill public school, and it is a priority for us to remain in the Winston catchment.

We plan to make 31 Alamein Dr. our home, and have no plans to repurpose the house into a student residence. It is true that the house will be more spacious, but this is to accommodate our growing family, including Cecile (8), Nadia (1), and our dog, Nick. Vera’s parents are both on the verge of retirement, and we would also like to have space enough in our new home to allow them to stay with us for extended periods. Lastly, in this Covid era, we also need enough space to allow us both to work from home if the need arises again. Without an expansion, the house would simply be too small for our family, and we would not be able to move in.

We agree that providing notice to future neighbors is of the utmost important, and we have a great deal of respect for Professor Athersych and others like him who love this neighborhood and know it so well. It was for this very reason that we tried to meet as many neighbors as we could to share our plans and learn their perspective. We regret that we did not get a chance to meet Professor Athersych at this time, since we would have welcomed the chance to get to know him and hear his concerns.

Thank you for your time and consideration.

Very sincerely yours,



Vera Vine



Allen MacDuffie