



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

**Monday, August 15, 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 08-2022 held on Monday July 18, 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: D13-034-2022

Address: 47 Macdonnell Street

Owner: Estate of Audrey Louise Kirkland

Applicant: Fen Laird

The Report of the Commissioner of Community Services (COA-22-058) is attached.

Schedule Pages 1 – 20

Recommendation:

That minor variance application, File Number D13-034-2022, for the property located at 47 MacDonnell Street to reduce the minimum number of off-street vehicle parking spaces from one to zero for a proposed second residential unit within an existing single unit dwelling, be Approved, as described below:

Minor Variance 1A: Minimum Number of Off-Street Parking Spaces for a Second Residential Unit

By-Law Number: 8499 Section 5.3 A.(a)v.

Requirement: 1 parking space per Second Residential Unit

Proposed: 0 parking spaces per Second Residential Unit

Variance Requested: 1 parking space per Second Residential Unit

Minor Variance 1B: Minimum Number of Off-Street Parking Spaces for a Second Residential Unit

By-Law Number: 2022-62 Table 7.1.1, Section 3(b)

Requirement: 1 parking space per Second Residential Unit

Proposed: 0 parking spaces per Second Residential Unit

Variance Requested: 1 parking space per Second Residential Unit; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-058.

b) Application for: Minor Variance

File Number: D13-040-2022

Address: 31 Alamein Drive

Owner: Vera Vine and Edward Allen MacDuffie

Applicant: Shoalts and Zaback Architects

The Report of the Commissioner of Community Services (COA-22-057) is attached

Schedule Pages 21 – 50

Recommendation:

That minor variance application, File Number D13-040-2022, for the property located at 31 Alamein Drive to allow for the development of a two-storey dwelling addition, be Approved, as described below:

Zoning By-Law Number 8499

Variance Number 1A: Minimum Side Yard

By-Law Number 8499: Section 6.3(c)(i)

Requirement: 0.6 metres

Proposed: 0 metres

Variance Requested: 0.6 metres

Variance Number 2A: Minimum Aggregate Side Yard

By-Law Number 8499: Section 6.3(c)(i)

Requirement: 3.6 metres

Proposed: 1.7 metres

Variance Requested: 1.9 metres

Variance Number 3A: Maximum Residential Building Depth

By-Law Number 8499: Section 6.3(g)(ii)(1)(a)

Requirement: 9.3 metres

Proposed: 19.88 metres

Variance Requested: 10.58 metres

Zoning By-Law Number 2022-62

Variance Number 1B: Minimum Interior Setback

By-Law Number 2022-62: Section 11.6.1.7

Requirement: 0.6 metres

Proposed: 0.0 metres

Variance Requested: 0.6 metres

Variance Number 2B: Minimum Aggregate of Interior Setbacks

By-Law Number 2022-62: Section 11.6.1.8

Requirement: 3.6 metres

Proposed: 1.7 metres

Variance Requested: 1.9 metres

Variance Number 3B: Maximum Residential Building Depth

By-Law Number 2022-62: Section 11.6.1.12(a)

Requirement: 18.0 metres

Proposed: 21.1 metres

Variance Requested: 3.1 metres; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-057.

c) Application for: Minor Variance

File Number: D13-035-2022

Address: 60 Fergus Street

Owner: Meredith Powell

Applicant: Meredith Powell

The Report of the Commissioner of Community Services (COA-22-059) is attached

Recommendation:

That minor variance application, File Number D13-035-2022, for the property located at 60 Fergus Street to reduce the front yard setback to allow construction of a sunroom, be Approved, as described below:

Zoning By-Law Number 8499

Variance Number 1A:

By-Law Number 8499: 11.3(b) – Minimum Front Yard

Requirement: 7.5 metres

Proposed: 0.9 metres

Variance Requested: 6.6 metres

Zoning By-Law Number 2022-62

Variance Number 1B:

By-Law Number 2022-62: Table 11.14.1.4 – Minimum Front Setback

Requirement: 4.5 metres

Proposed: 0.9 metres

Variance Requested: 3.6 metres; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-059.

d) Application for: Minor Variance

File Number: D13-036-2022

Address: 1032 & 1066 King Street West

Owner: Homestead Land Holdings

Applicant: Jack Mangan & Mark Brule

The Report of the Commissioner of Community Services (COA-22-060) is attached

Recommendation:

That minor variance application, File Number D13-036-2022, for the property located at 1032 and 1066 King Street West to reduce the total required parking from 329 to 320 spaces, be Approved, as described below:

Variance Number 1: Minimum Off-Street Parking Space Requirement

By-Law Number 8499: Exception Section 316(iv)

Requirement: 220 underground parking spaces and 109 surface parking spaces

Proposed: 220 underground parking spaces and 100 surface parking spaces

Variance Requested: 9 surface parking spaces; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-060.

e) Application for: Minor Variance

File Number: D13-007-2022

Address: 9 The Point Road

Owner: Lisa and Francois Bechard

Applicant: Lisa and Francois Bechard

The Report of the Commissioner of Community Services (COA-22-030) is attached

Schedule Pages 98 – 131

Recommendation:

That minor variance application, File Number D13-007-2022, for the property located at 9 The Point Road to build a new accessory building, be Approved, as described below:

Variance Number 1: Maximum Height of an Accessory Building

By-Law Number 32-74: Section 5(1)(e)(i)

Requirement: 5 metres

Proposed: 6.3 metres

Variance Requested: 1.3 metres; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-030.

9. Motions

10. Notices of Motion

11. Other Business

12. Correspondence

13. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled on Monday, September 19, 2022 at 5:30 p.m.

14. Adjournment