



**City of Kingston
Report to Committee of Adjustment
Report Number COA-22-057**

To: Chair and Members of the Committee of Adjustment
From: Ian Clendening, Senior Planner
Date of Meeting: August 15, 2022
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

Council Strategic Plan Alignment:

Theme: 4. Strengthen economic development opportunities

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 the property located at 31 Alamein Drive.

The applicant is proposing to expand the existing single detached one-and-a-half storey residential dwelling through the construction of a two-storey addition which would be located within the rear yard setback, with the construction of the addition also have the effect of attaching the existing detached garage to the house. While the proposed addition does not encroach into the side yard setback, the effect of attaching the detached garage, which abuts the southern side lot line, would serve to reduce the dwelling's setback beyond what would otherwise be permitted.

The property is zoned One-Family and Two-Family Dwelling 'A' Zone in Zoning By-Law 8499, and Urban Residential Zone 5 'UR5' in Zoning By-Law 2022-62. Under the Official Plan, the

August 15, 2022

Page 2 of 14

Land Use designation for this property is 'Residential' with the property also located within the Alamein Drive Heritage Character Area as established in Schedule 9 of the City's Official which identifies the City's Heritage Areas, Features and Protected Views. Variances are required to permit the reduced side yard, including the aggregate side yard, and the maximum building depth in both Zoning By-Law 8499, and Zoning By-Law 2022-62.

The requested minor variances are consistent with the general intent and purpose of the City of Kingston Official Plan and both Zoning By-Law Number 8499 and 2022-62. 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 D13-040-2022, 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

August 15, 2022

Page 3 of 14

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.

August 15, 2022

Page 4 of 14

Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Ian Clendening, Senior Planner

In Consultation with the following Management of the Community Services Group:

Tim Park, Director, Planning Services

James Bar, Manager, Development Approvals

August 15, 2022

Page 5 of 14

Options/Discussion:

On June 27, 2022, a minor variance application was submitted by Shoalts and Zaback Architects, on behalf of the owner, Vera Vine and Edward Allen MacDuffie, with respect to the property located at 31 Alamein Drive. The variance is requested to facilitate the construction of a two storey dwelling addition and enclosed screened deck area which extend into the required rear yard setback, and to permit the dwelling addition to attach to the existing non-complying detached garage which is situated within the required side yard setback.

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

- Site Plan, Prepared by SZA, June 24, 2022 (Consolidated as part of Exhibit H)
- Elevations, Prepared by SZA, June 24, 2022 (Consolidated as part of Exhibit H)
- Floor Plans, Prepared by SZA, June 24, 2022 (Consolidated as part of Exhibit H)
- Renderings, SZA, Prepared by June 24, 2022 (Consolidated as part of Exhibit H)
- Planning Justification, Prepared by FOTENN, June 27, 2022
- Building Sections, Prepared by SZA, June 19, 2022
- Demolition Plans, Prepared by SZA, June 19, 2022
- Heat Gain-Loss Calculations, Prepared by NEIVA, June 16, 2022
- Mechanical Floor Plans, Prepared by SZA, June 19, 2022
- Survey Plan, Prepared by Hopkins Chitty, June 22, 2022
- Grading Plan, Prepared by Josselyn Engineering Inc., July 7, 2022

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 the northeast corner of Alamein Drive where it forms a 'pie-shaped' lot as Alamein Drive makes a 90 degree turn from a north/south to an east/west trajectory. As a result of this configuration, the lot widens from a width of 8.2 metres along the road to 34 metres at the rear, with side lot line measurements of 26.8 metres at the south and 42 metres at the north. The property measuring approximately 750 square metres, which is larger than those within the surrounding area. A shared driveway flanks the western side lot line leading to the existing garage which services the subject property as well as a surface parking area located on the abutting property and servicing that lot.

Within the surrounding neighbourhood, the area is characterized by one and two-storey bungalows representative of the post-war era with the plan of subdivision having been created in 1947.

The subject property is designated Residential in the Official Plan and zoned One-Family Dwelling and Two-Family Dwelling 'A' in Zoning By-Law Number 8499 (illustrated in Exhibit E).

August 15, 2022

Page 6 of 14

Under Kingston Zoning By-Law 2022-62, currently under appeal, the property is zoned Urban Residential Zone 5 'UR5' (illustrated in Exhibit G). The property abuts other similar residential lots on both sides; the rear lot line abuts back yard of another residential lot.

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.

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;

Section 2 provides policies to affect the physical structure of the City and direct the organization of future development. The subject property is located within a Housing District. Housing Districts are designated for residential uses of different types and intended to remain stable but will continue to mature and adapt as the City evolves. This section encourages re-investment and upgrading in Housing Districts through minor infill and minor developments which are compatible with the prevailing built form in the area.

The proposed dwelling addition enhances the existing building stock within an established neighbourhood without creating adverse impacts stemming from incompatibility with the surrounding area.

2. The proposed development will be compatible with surrounding uses, buildings or structures and development standards associated with adjacent properties, and if

August 15, 2022

Page 7 of 14

necessary, incorporate means of alleviating adverse effects on abutting land uses as recommended in Section 2.7 of this Plan;

Sections 2.7.1 and 2.7.2 of the Official Plan require that any development proposals demonstrate that the proposed form, function and use of the land are compatible with surrounding uses and consider the potential for adverse effects. Section 2.7.3 outlines a number of land use compatibility matters which should be considered to assess the potential for adverse effects on abutting land uses.

The proposed application meets the intent and purpose of Section 2 by allowing minor expansion of an existing building which broadens the diversity of the housing stock in a manner that is compatible with the established built form context of the area.

The policies of Section 2.7 provide compatibility guidance and criteria with respect to assessing the potential for adverse effects, and the functionality of a development. Below is a listing of the adverse effects from Section 2.7.3 and a response in terms of their applicability to the proposed development:

a) shadowing

It is anticipated that there will be minimal shadowing impacts as a result of the height and massing of the proposed dwelling. As a result of the irregular shaped lot, there remains significant separation distance between the proposed addition and the rear yard of the abutting property to the north.

b) loss of privacy due to intrusive overlook;

The proposed dwelling will have a limited number of windows on the first and second floors which will not result in the loss of privacy or cause intrusive overlook. The entirety of the building addition is to be located within the required side yard setback.

c) increased levels of light pollution, noise, odour, dust or vibration;

The proposed residential use is not anticipated to have any increased effects related to dust, odor or vibration once construction is complete.

d) increased and uncomfortable wind speed;

The proposed residential development will not result in any significant changes to wind speed.

e) increased level of traffic that can disrupt the intended function or amenity of a use or area or cause a decrease in the functionality of active transportation or transit;

The proposal is not likely to increase traffic in the area or cause environmental degradation, as the proposed use continues to be a single-detached residential use.

f) environmental damage or degradation;

August 15, 2022

Page 8 of 14

No environmental damage or degradation is expected as a result of the proposed development on the subject property.

- g) diminished service levels because social or physical infrastructure necessary to support a use or area are overloaded;

No infrastructure is expected to be overloaded as a result of this development.

- h) reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety and access, outdoor areas, heritage or setting;

As the addition is directed to the rear of the property, the character of the area is not anticipated to be impacted, while the large lot area, partially a result of the property's irregular shape, will continue to provide a relatively large amenity area for the residents.

- i) visual intrusion that disrupts the streetscape or buildings.

The proposed single-detached dwelling will provide adequate separation from the street and align with the existing streetscape.

- j) degradation of cultural heritage resources;

The existing single-detached dwelling is not listed in the City of Kingston Heritage Register and is not designated under the Ontario Heritage Act. The property is located within an identified Heritage Character Area, the development is directed to the rear of the property and is not expected to have an impact on the heritage resources.

- k) architectural incompatibility in terms of scale, style, massing and colour; or

The proposed addition will result in a dwelling slightly larger than those found on the immediately abutting properties which are both relatively smaller dwellings reflective of the post-war style. The proposed size is not inconsistent with the size of dwellings found within the broader area, and there would be little impact in the overall massing and appearance from the street line.

- l) the loss or impairment of significant views of cultural heritage resources and natural features and areas to residents.

The Official Plan does not identify any significant views or natural features and areas in the immediate vicinity of the subject site. None of these impacts are anticipated as a result of the proposed development.

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;

There will be no concerns with respect to the parking of vehicles and bicycles or issues relating to accessibility.

August 15, 2022

Page 9 of 14

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 property is in the Alamein Drive Heritage Character Area, but the subject site and adjacent properties are not designated under the Ontario Heritage Act. The proposed second storey addition at the rear of the building will not feature prominently from the street. The scale and character of the area will not be impacted, and Heritage Services does not have any concerns with the proposed addition.

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 property is not on listed or designated in the City's Heritage Register under Part IV of the *Ontario Heritage Act* and is not located within a Heritage Control District under Part V. 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 site is located within the urban boundary and is 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 proposed variance is considered minor and the development is consistent with the existing built form within the immediate area. As outlined within the body of this report, the proposal meets the four tests of a Minor Variance as outlined in the *Planning Act*. Therefore, a zoning by-law amendment is not required.

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 to this report. The conditions may be added to, altered or removed at the Committee's discretion.

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

The approval of the requested variance would not set an undesirable precedent for the immediate area.

August 15, 2022

Page 10 of 14

The proposal meets the intent of the Official Plan, as the proposed dwelling addition 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

Zoning By-Law Number 8499

The subject property is zoned One-Family and Two-Family Dwelling Zone “A” 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. The “A” Zone permits one-family dwellings, two-family dwellings, and a number of community institutional uses together with accessory buildings associated with such permitted uses.

The proposal requires variances to Section 6.3 as outlined below.

Zoning By-Law Number 2022-62

The subject property is zoned Urban Residential Zone 5 “UR5” in City of Kingston Zoning By-Law 2022-62, as amended. The “UR5” zone permits a single detached house; residential duplex; and a number of community institutional uses together with accessory buildings associated with such permitted uses.

The proposal requires variances to Section 11.6 as outlined below.

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 1B: Minimum Interior Setback

By-Law Number 2022-62: 11.6.1.7
Requirement: 0.6 metres
Proposed: 0.0 metres
Variance Requested: 0.6 metres

The purpose of the minimum side yard width regulations in Zoning By-Law Number 8499, and mirrored in 2022-62, is to mitigate overlook into side yards, windows and decks. Variance Number 1A and 1B would recognize the existing 0 metre setback for the garage located along the southern side lot line. While the effect of the variance sought would permit a deficient setback in respect to a part of the main building rather than applying to a detached accessory dwelling, there is no impact in the overlook and other privacy concerns this provision of the by-laws attempt to regulate.

Variance Number 2A: Minimum Aggregate Side Yard

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

August 15, 2022

Page 11 of 14

Requirement: 3.6 metres
 Proposed: 1.7 metres
 Variance Requested: 1.9 metres

Variance Number 2B: Minimum Aggregate of Interior Setbacks

By-Law Number 2022-62: 11.6.1.8
 Requirement: 3.6 metres
 Proposed: 1.7 metres
 Variance Requested: 1.9 metres

The purpose of the minimum side yard width regulations in Zoning By-Law Number 8499, and mirrored in 2022-62, is to ensure adequate space is left between abutting properties/buildings, to maintain rear yard access. Variance Number 2A and 2B would permit a lesser setback requirement than exists currently on-site but would maintain the existing rear yard access along the north side lot line which measures 1.77 metres in width. This distance is sufficient to accommodate an accessible pathway as well as most skid steers or similar construction equipment.

Variance Number 3A: Maximum Residential Building Depth

By-Law Number 8499: 6.3(g)(ii)(1)(a)
 Requirement: 9.3 metres
 Proposed: 19.88 metres
 Variance Requested: 10.58 metres

Variance Number 3B: Maximum Residential Building Depth

By-Law Number 2022-62: 11.6.1.12(a)
 Requirement: 18.0 metres
 Proposed: 21.1 metres
 Variance Requested: 3.1 metres

The purpose of the maximum building depth regulations in Zoning By-Law Number 8499 and 2022-62 is to mitigate potential negative visual impacts from overdevelopment, such as intrusive overlook into rear yards and the loss of an acceptable amount of landscaped open space. Variance Number 3A and 3B maintains the general intent and purpose of the zoning by-law since this proposal is not an overdevelopment of lands, fulfills landscaped open space and other related requirements, and overlook concerns are not present.

The relatively larger triangular lot both serves to increase the lot size, affording the property a greater amenity area, as well as to increase the separation distances from abutting properties.

The general intent and purpose of Zoning By-Law Number 8499 and 2022-62 are maintained.

August 15, 2022

Page 12 of 14

3) The variance is minor in nature

The variance is considered minor as the side yard encroachments already exist and the only change is that the detached garage which flanks the side lot line will become attached to the broader dwelling unit. The permission to encroach into the rear yard is a minor variance from a calculated provision which is based on the depth of the abutting dwellings which, in this situation, are relatively smaller dwellings measuring 7.4 metres and 11 metres in depth which limits the as-of-right of expansion for the subject property. The determination of whether an application is minor is not based on the degree of the variance sought, but rather a measure of the impact the granting of the variance would have on the surrounding area. Based on the proposed addition, the variances sought are minor in impact.

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

Sufficient outdoor amenity space and parking will still be provided on the subject property. The minor variance, while connecting the existing detached garage to the dwelling, will not result in a change to the existing side yard setbacks. The addition will be located at the rear of the dwelling and not have an impact on the character of the area or streetscape. The addition will not result in privacy loss to the residential property to the north where the addition is directed towards, or to the properties on either side.

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 type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input type="checkbox"/> Real Estate & Environmental Initiatives |
| <input checked="" type="checkbox"/> Fire & Rescue | <input checked="" 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 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 | | |

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.

August 15, 2022

Page 13 of 14

Public Comments

At the time this report was finalized, no public comments had been received in respect to the application. 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 Numbers 8499 and 2022-62. 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 the construction of a rear two-storey addition on the subject property.

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

Zoning By-Law Number 2022-62

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on August 15, 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 53 property

August 15, 2022

Page 14 of 14

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

Ian Clendening, Senior Planner, 613-546-4291 extension 3126

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Neighbourhood Context (2021)
- Exhibit D Public Notification Map
- Exhibit E Official Plan Map
- Exhibit F Zoning By-Law 8499, Map 20
- Exhibit G Zoning By-Law 2022-62
- Exhibit H Site Plan, Elevations, and Renderings
- Exhibit I Photos

Recommended Conditions

Application for minor variance, File Number D13-040-2022

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

1. Limitation

That the approved minor variance applies only to the construction of a dwelling addition and screened deck as shown on the approved drawings attached to the notice of decision.

2. 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.

3. 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.




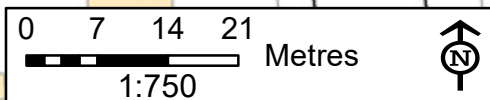
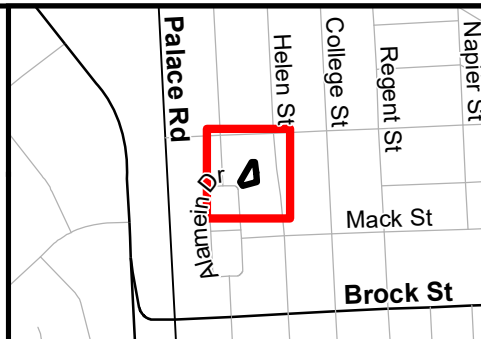
Planning Services

Committee of Adjustment

Key Map

Address: 31 Alamein Drive
File Number: D13-040-2022

 Lands Subject to Minor Variance








Planning Services

Committee of Adjustment Neighbourhood Context (2021)

Address: 31 Alamein Drive
File Number: D13-040-2022

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Prepared By: Ichu
Date: Jul-12-2022




Disclaimer: This document is subject to copyright and may only be used for your personal, non-commercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality or reliability of the use of the information contained in this document. ©2022 The Corporation of the City of Kingston.

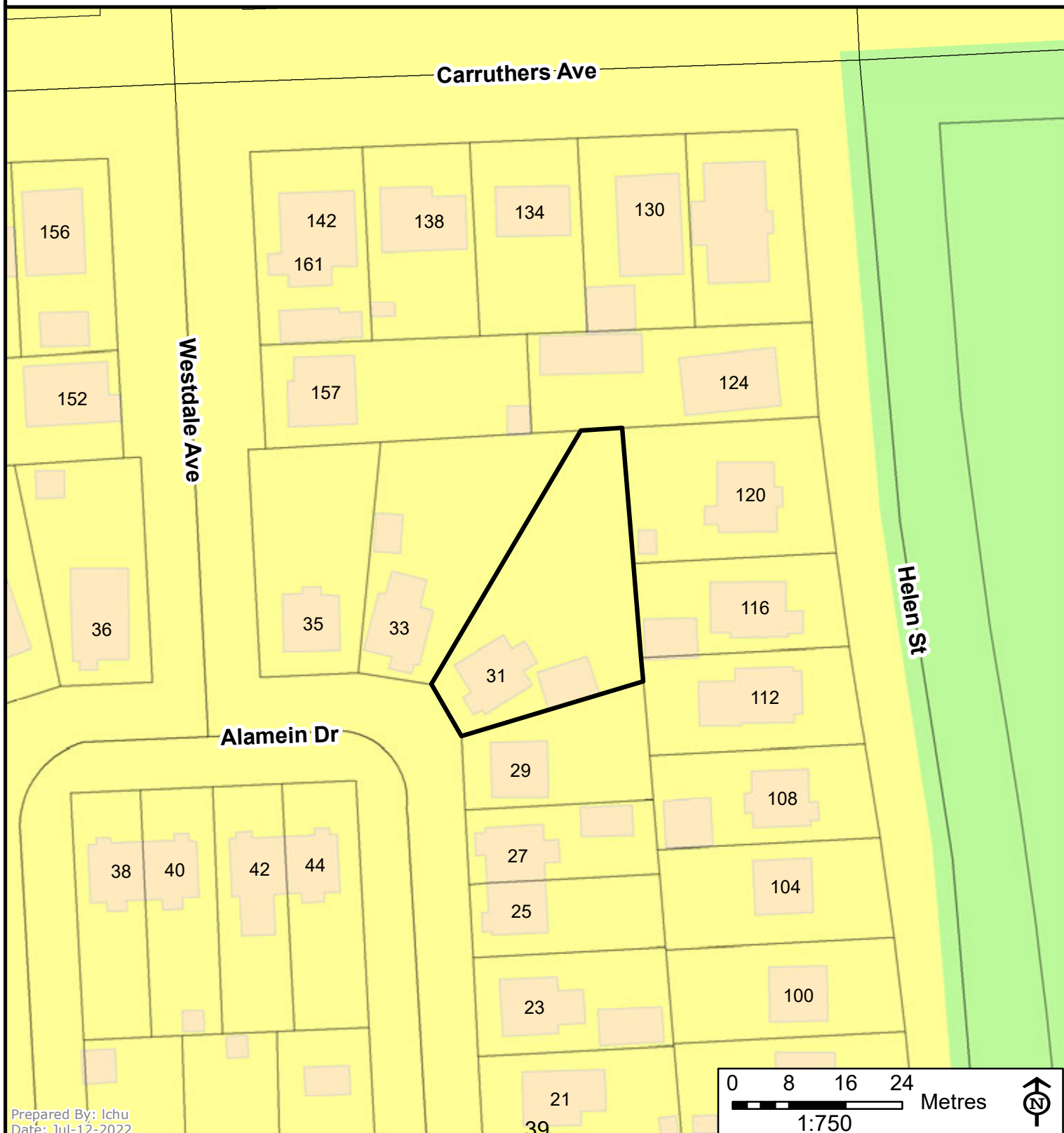


Planning Services

Committee of Adjustment
Official Plan, Existing Land Use

Address: 31 Alamein Drive
File Number: D13-040-2022

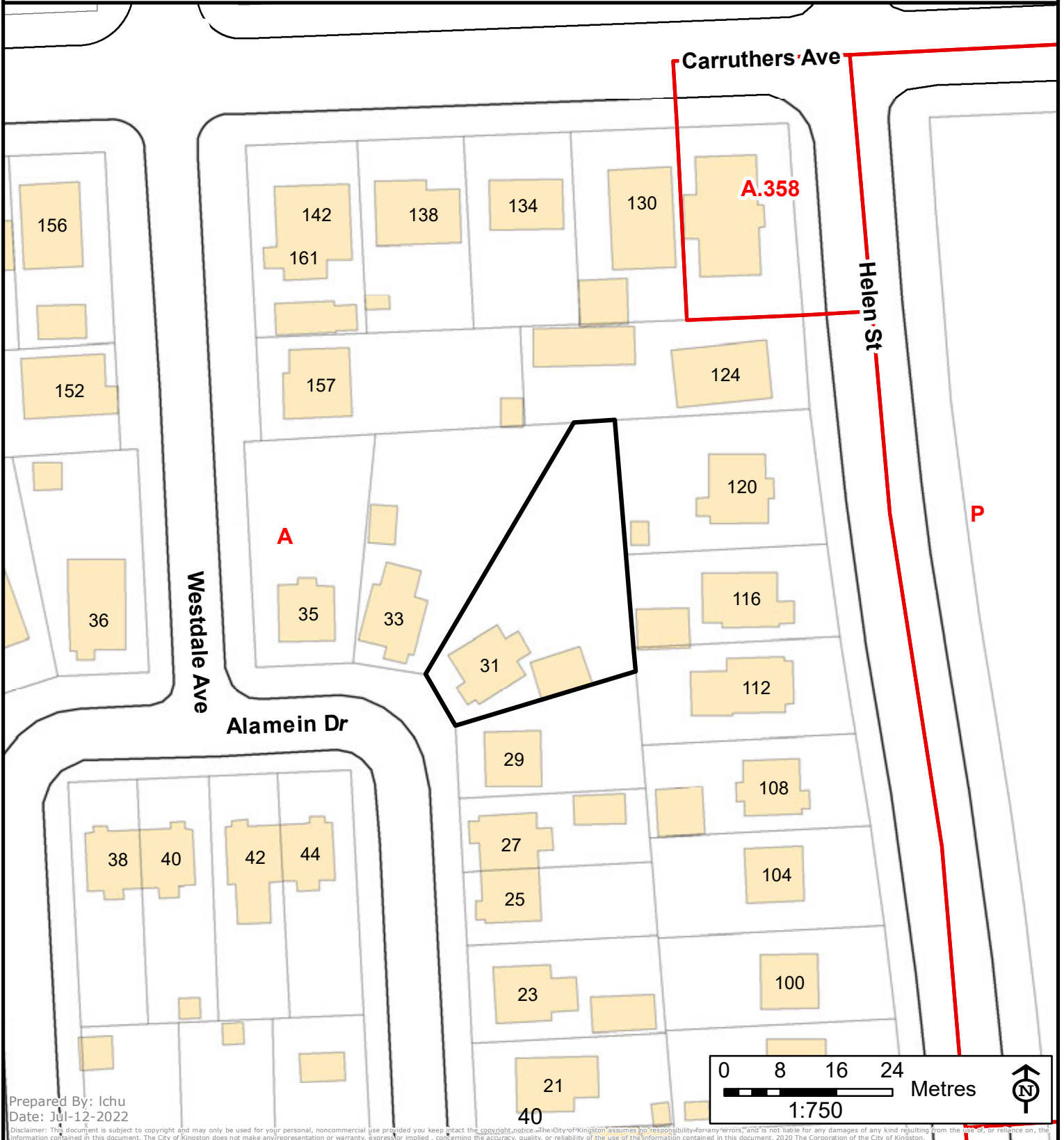
-  Subject Lands
-  OPEN SPACE
-  RESIDENTIAL





Committee of Adjustment
Existing Zoning - By-law 8499, Map 20
Address: 31 Alamein Drive
File Number: D13-040-2022

- Subject Lands
- Consolidated Zoning



Prepared By: Ichu
Date: Jul-12-2022

Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. ©2020 The Corporation of the City of Kingston.

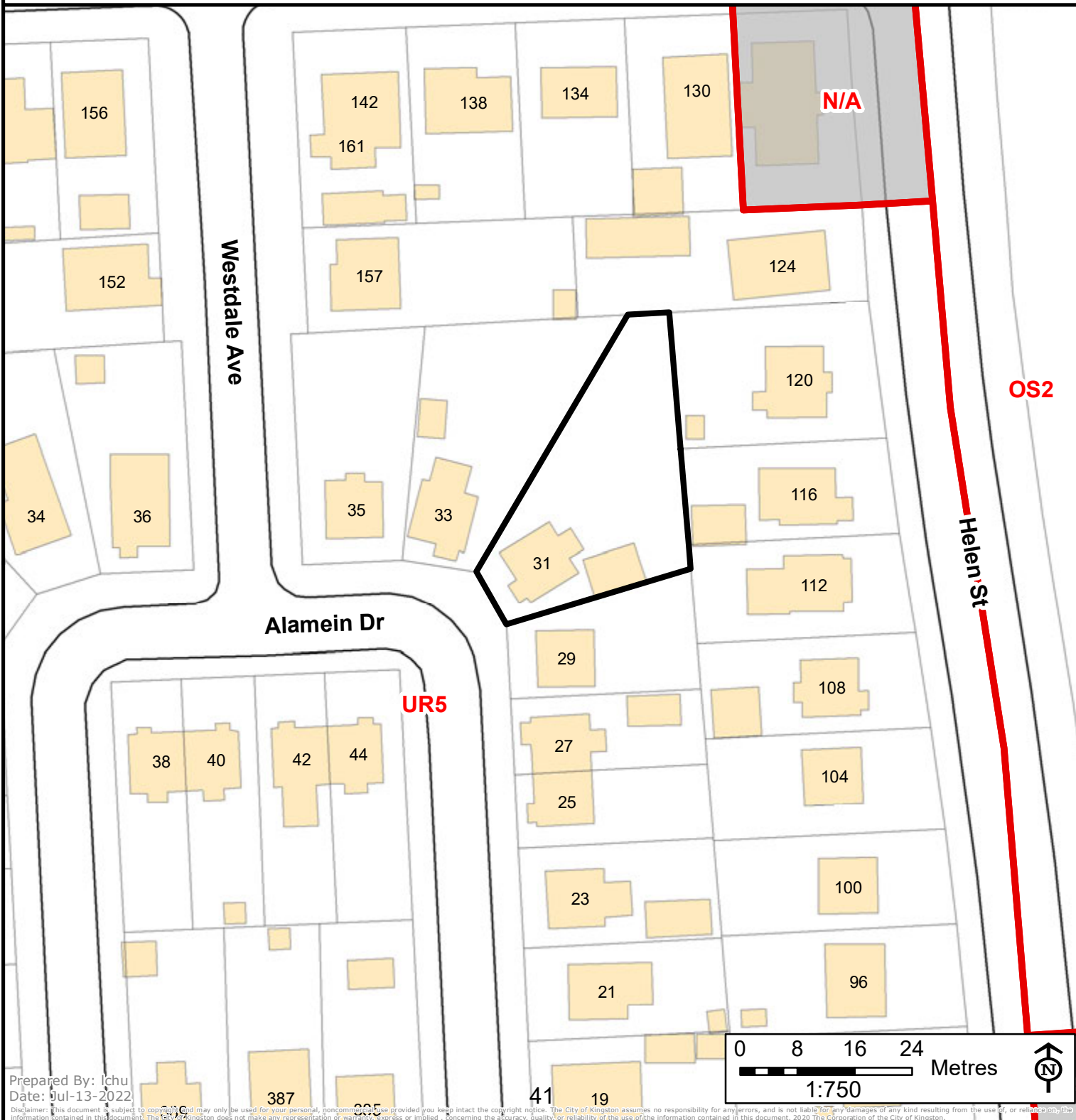


Planning Services

Planning Committee
Reference Kingston Zoning Bylaw

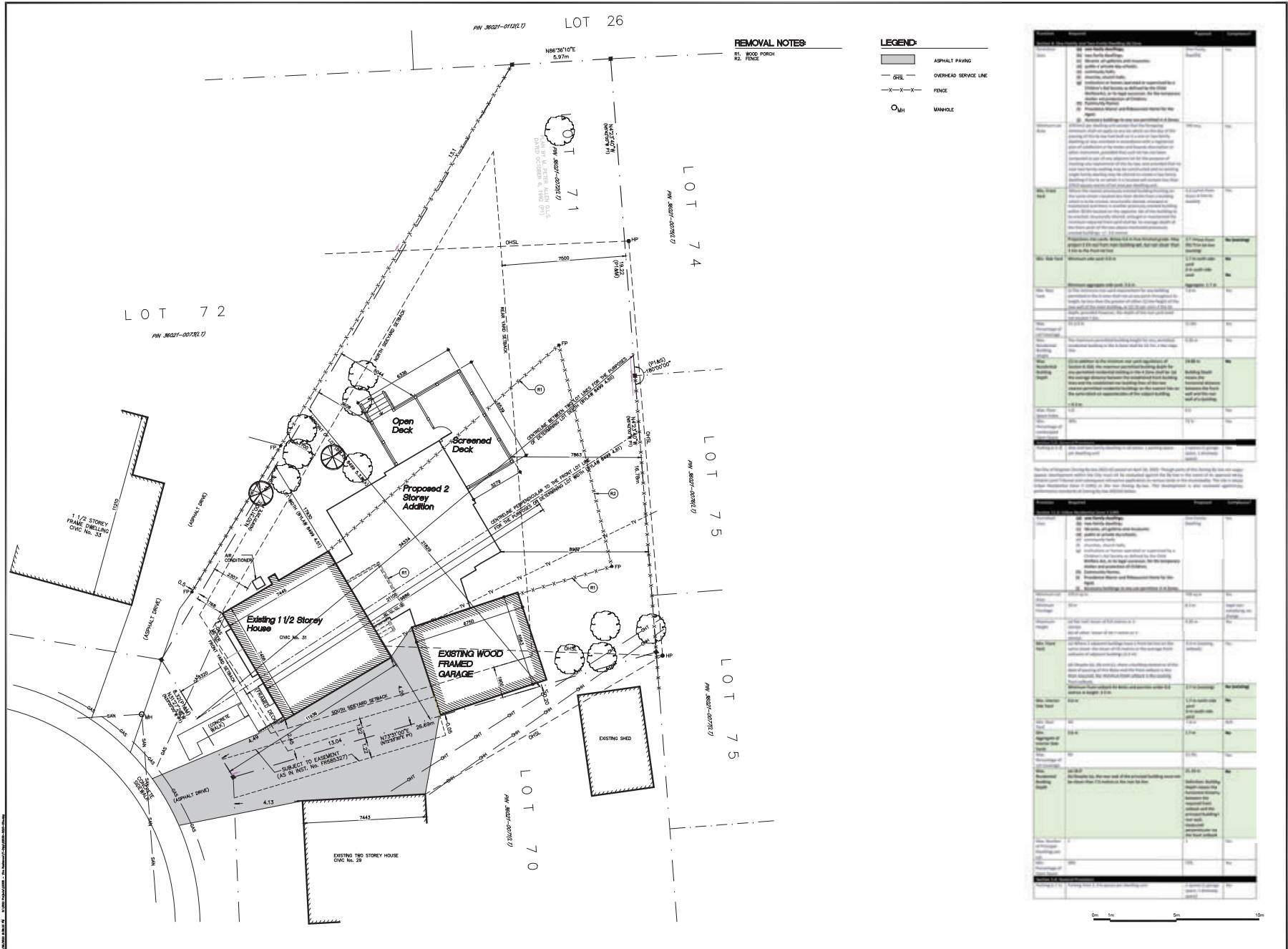
Address: 31 Alamein Drive
File Number: D13-040-2022

- 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: lchu
Date: Jul-13-2022

Disclaimer: This document is subject to copyright and may only be used for your personal, non-commercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality or reliability of the use of the information contained in this document. ©2020 The Corporation of the City of Kingston.



ZZZ
Zachman Architects Ltd

Project Name: Outfitting of Profile Rooms
Client: 3400
Address: 31 Alamein Drive, Kingston, ON
Scale: 1:100
Date: 24 June 2022

Notes:
This is a preliminary drawing and should not be used for construction. It is intended to provide a general overview of the proposed work and to illustrate the location of the proposed work. It is not intended to be used for construction. The contractor is responsible for verifying the accuracy of the information provided in this drawing and for ensuring that the work is completed in accordance with the applicable codes and standards. The contractor is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor is not responsible for any errors or omissions in this drawing or for any consequences arising from the use of this drawing.

Item	Description	Quantity	Unit	Notes
1	Asphalt Paving	150.00	Sq. M	For driveway and parking area
2	Overhead Service Line	10.00	M	For water supply to garage
3	Fence	100.00	M	For perimeter security
4	Manhole	1.00	No.	For stormwater management
5	Removal of Wood Porch	1.00	No.	As per R1 notes
6	Removal of Fence	1.00	No.	As per R2 notes

Item	Description	Quantity	Unit	Notes
7	Removal of Existing 1/2 Storey House	1.00	No.	As per R1 notes
8	Removal of Existing Wood Framed Garage	1.00	No.	As per R1 notes
9	Removal of Existing Shed	1.00	No.	As per R1 notes
10	Removal of Existing 2 Storey Addition	1.00	No.	As per R1 notes
11	Removal of Existing Open Deck	1.00	No.	As per R1 notes
12	Removal of Existing Screened Deck	1.00	No.	As per R1 notes

Revision: B
Issued for: Minor Variance
Issued for Pre-Application:
For Minor Variance: 2 May 2022

Project: Addition and Renovation
Address: 31 Alamein Drive
City: Kingston, ON

Client: Vera Vine and Edward Allen MacDuffie III

Project: Site Plan

Drawn by: T. Storms / T. Van Loven
Date: 24 June 2022

File Name: 22036-A020-Site
Scale: 1:100

Project #: 22036
Revision #: B
Drawing Number: A020

SZA
Shields and Zeback Architects Ltd.

Project Name: 22036
 Certificate of Review Number: 22036
 4 Wellington Square, Suite 202, Kingston, ON K7L 2W5
 Tel: 506 544 2274 Fax: 506 544 2275
 www.shieldsandzeback.com
 This is a conceptual drawing and should not be used for construction. It is intended to provide a visual representation of the proposed project. The architect does not warrant the accuracy or completeness of the information contained herein. The architect is not responsible for any errors or omissions in this drawing or any other drawings prepared by the architect or its staff. The architect is not responsible for any errors or omissions in this drawing or any other drawings prepared by the architect or its staff. The architect is not responsible for any errors or omissions in this drawing or any other drawings prepared by the architect or its staff.



GARAGE FLOOR

1 East Elevation
A202 1:50



GARAGE FLOOR

2 North Elevation
A202 1:50

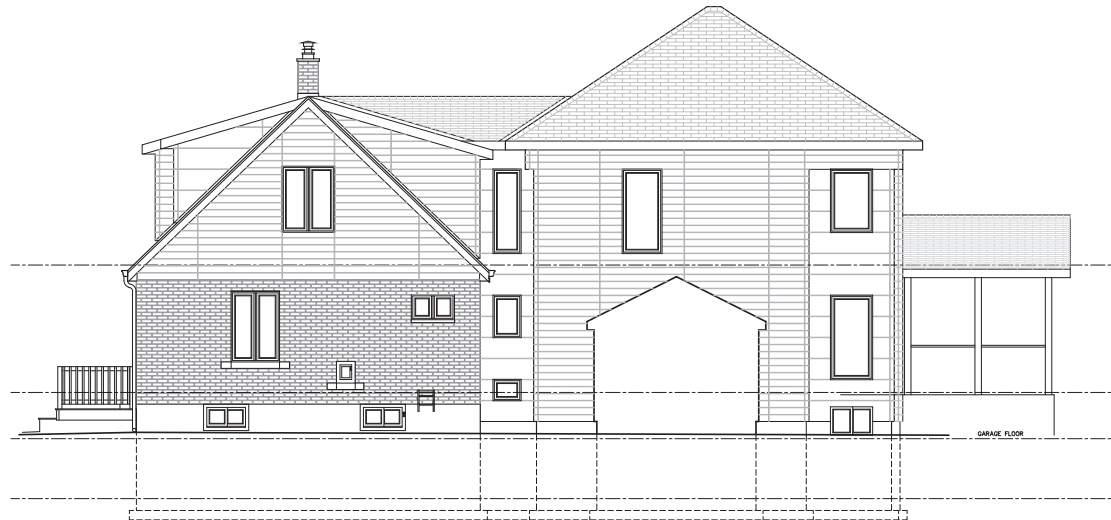
**PRELIMINARY
NOT FOR CONSTRUCTION**

Revised	Issued for	24 June 2022
	Minor Variance	
Project	Revised	Date
Addition and Renovation		
31 Alamein Drive		
Location		
31 Alamein Drive		
Kingston, ON		
Client		
Vera Vine and		
Edward Allen MacDuffie III		
Drawing		
East and North		
Elevations		
Drawn by	Date	
T. Stone	24 June 2022	
File Name	Scale	
22036-A202-Elevations	1:50	
Client Project #	Drawing Number	
Project #	Revision #	
22036	A	A202

SZS
Shenck and Zeback Architects Ltd.



1 West Elevation
A201 1:50



2 South Elevation
A201 1:50

Project Name: 0000
 Certificate of Review Number: 0000
 4 Wellington Square, Suite 200, Kingston, ON K7K 1R7
 Tel: 519 241 2272 Fax: 519 241 2272
 www.szsa.com
 © 2022
 This is a conceptual drawing and should not be used for construction. It is intended for informational purposes only. The architect shall accept no liability for omissions and errors in content and accuracy in the drawings and shall not be responsible for any errors or omissions. Any reliance on the drawings shall be at the user's risk. The drawings are not to be used for construction. The drawings are the property of the Architect and shall remain the property of the Architect. It is the responsibility of the client to ensure that the drawings are used for the intended purpose.

PRELIMINARY
NOT FOR CONSTRUCTION

Issued for:	Minor Variance	24 June 2022
Project:	31 Alamein Drive	Kingston, ON
Client:	Vera Vine and Edward Allen MacDuffie III	
Drawings:	West and South Elevations	
Drawn by:	T. Storms	24 June 2022
File Name:	22036-A200s-Elevations	1:50
Class Project:	Residential	Residential
Project #:	22036	Revision #
	A	A201







Site Photos

View from Alamein Drive looking northeast towards subject property



Image Courtesy of Google Streetview