



**City of Kingston
Report to Committee of Adjustment
Report Number COA-22-065**

To: Chair and Members of the Committee of Adjustment
From: Annemarie Eusebio, Intermediate Planner
Date of Meeting: September 19, 2022
Application for: Minor Variance
File Number: D13-039-2022
Address: 108 Helen Street
Owner: Kristin Lee-Fossum and Michael Twigg
Applicant: NBS Design Group

Council Strategic Plan Alignment:

Theme: Regulatory & compliance

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 for the property located at 108 Helen Street. There is an existing one and a half storey dwelling on the subject property. The applicant is proposing to construct a rear addition that will match the height of the existing roofline. The proposed addition will accommodate for more living space on the ground floor and an additional bedroom on the second floor bringing the total number of bedrooms to three. The existing rear deck will be also removed and replaced with a new deck which will have a similar footprint and height as the existing portion of the deck on the north side of the property. The single-family dwelling existed on the site since prior to 1975 when Zoning By-Law Number 8499 was adopted.

The subject property is located within a One-Family Dwelling and Two-Family Dwelling 'A' zone in Zoning By-Law 8499. A minor variance will be required to increase the maximum permitted residential building depth from 10.95 metres to 11.25 metres to facilitate the construction of the

September 19, 2022

Page 2 of 12

proposed rear addition. The minimum setback from interior side lot line is 0.6 metres for a deck that does not exceed a height of 0.6 metres. A minor variance will be required to reduce the required interior side yard setback to 0 metres for the proposed deck.

Under the new Zoning By-Law Number 2022-062, the property is located within the Urban Residential 5 Zone. The only variance required from the Kingston Zoning By-law is to reduce the minimum setback from the interior side lot line for the proposed deck from 0.6 metres to 0 metres.

The requested minor variances are consistent with the general intent and purpose of both the City of Kingston Official Plan, Zoning By-Law Number 8499 and Zoning By-Law 2022-62. The requested minor variances are 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 D13-039-2022, for the property located at 108 Helen Street to construct a two-storey rear addition and rear deck onto the existing dwelling be Approved; as described below:

Variance – Zoning By-Law Number 8499

Variance Number 1: Maximum Residential Building Depth

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

Requirement: 10.95 metres

Proposed: 11.25 metres

Variance Requested: 0.3 metres

Variance Number 2: Projections into Yards

By-Law Number 8499: Section 5.8 (c)

Requirement: 0.6 metres

Proposed: 0 metres

Variance Requested: 0.6 metres

Variance – Zoning By-Law Number 2022-062

Variance Number 3: Decks and Porches

By-Law Number 2022-62: Table 4.20.4

Requirement: 0.6 metres

Proposed: 0 metres

Variance Requested: 0.6 metres; and

September 19, 2022

Page 3 of 12

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-065.

Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Annemarie Eusebio, Intermediate
Planner

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

Tim Park, Director, Planning Services
James Bar, Manager, Development Approvals

September 19, 2022

Page 4 of 12

Options/Discussion:

On June 26, 2022, a minor variance application was submitted by NBS Design Group, on behalf of the owners, Kristin Lee-Fossum and Michael Twigg, with respect to the property located at 108 Helen Street. The applicant is proposing to construct a two-storey rear addition onto the existing dwelling that will match the height of the existing roofline. The proposed addition will accommodate for more living space on the ground floor and an additional bedroom on the second floor for a total of three bedrooms in the expanded dwelling. The existing rear deck will be also removed and replaced with a new deck which will have a similar footprint and height as the portion of the deck on the north side of the property. The single-family dwelling existed on the site since prior to 1975 when Zoning By-Law Number 8499 was adopted.

The subject property is located within a One-Family Dwelling and Two-Family Dwelling 'A' zone in Zoning By-Law 8499. Section 6.3 (g) (ii) of this By-Law indicates that the maximum permitted building depth for any permitted residential building in the A Zone shall be the average distance between the established front building lines and the established rear building lines of the two nearest permitted residential buildings on the nearest lots on the same block on opposite sides of the subject building. Based on this calculation, the maximum permitted building depth for the existing dwelling is 10.95 metres. A minor variance will be required to increase the maximum permitted residential building depth to 11.25 metres to facilitate the construction of the proposed rear two-storey addition.

Section 5.8 of Zoning By-Law Number 8499, indicates the provisions for projections into yards, unenclosed porches, decks, balconies, steps, and verandas, covered or uncovered. A minor variance will be required to reduce the required interior side yard setback to 0 metres for the proposed deck.

Under the new Zoning By-Law Number 2022-062, the property is located within the Urban Residential 5 'UR5' Zone. No variance is needed for building depth under By-law 2022-062. Table 4.20.4 indicates that the minimum interior setback for a decks and porches that do not exceed a height of 0.6 metres is 0.6 metres. A minor variance is required to reduce the minimum setback from the interior side lot line for the proposed deck to 0 metres.

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

- Site Plan, Elevations and Floor Plans (Exhibit G)

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.

September 19, 2022

Page 5 of 12

Site Characteristics

The subject property is located at 108 Helen Street (Exhibit C – Key Map) and has an area of approximately 417.5 square metres and 13.5 metres of frontage on Helen Street. The site is currently developed with a two-storey single-family dwelling, detached garage and a rear deck.

The subject property is designated Residential in the Official Plan (Exhibit D – Official Plan Map). The goal of the residential designation is to respond to the housing needs of the City's citizens by retaining and augmenting a broad range of housing at all levels of affordability within a safe, convenient and stable setting, organized primarily into neighbourhoods.

The subject property is zoned One-Family Dwelling and Two-Family Dwelling 'A' zone in Zoning By-Law Number 8499 (Exhibit E – Zoning By-Law Number 8499, Map 20) and is located within the Urban Residential 5 'UR5' zone in Zoning By-Law 2022-62 (Exhibit F – New Zoning By-Law Map).

The subject property is located within the Sunnyside neighbourhood (Exhibit I - Neighbourhood Context Map). The surrounding area is predominantly characterized by residential development, consisting mainly of single detached dwellings with some nearby recreational and parkland uses.

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.

September 19, 2022

Page 6 of 12

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 proposed two-storey rear addition will result in a development that is similar in scale, massing and height of existing dwellings along Helen Street and represents a modest form of development. The proposed deck will not result in any privacy or visual intrusion issues. The proposal is compatible with the surrounding residential uses and will not result in significant impacts or changes to the immediate area. There will be no impact on built and natural resources.

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 rear two-storey addition will exceed the rear yard and interior setback requirements under the One-Family Dwelling and Two-Family Dwelling 'A' zone. The proposed deck will not have a significant impact on adjacent residential uses. There is an existing fence along the northern property line which will mitigate privacy or visual intrusion issues for the adjacent property (112 Helen Street). The proposed development will be compatible with existing residential development along Helen Street in terms of scale, style, massing and colour. The proposed addition and deck are located at the rear of the dwelling and will not create negative visual impacts to the streetscape. The proposal will not create adverse impacts on surrounding residential properties;

The proposed application meets the intent and purpose of Section 2.7 by providing a modest form of redevelopment in a manner that is compatible with the established built form and context of the immediate area.

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 significant impact to the function of the site in terms of access routes, parking or universal accessibility.

4. 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 property 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 adjacent to the Alamein Drive

September 19, 2022

Page 7 of 12

Heritage Character Area, however Heritage staff foresee no heritage impacts. The proposed development is appropriate for the site and purpose.

5. 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 property is within the urban boundary and the resulting development has adequate municipal water and sewage services.

6. 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 variances are considered minor and the development is consistent with the existing built form along Helen Street. Therefore a zoning by-law amendment is not required

7. 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;

The Committee of Adjustment may require additional conditions as it deems appropriate to the approval of the application. There are several recommended conditions of approval associated with the recommendation, as outlined in Exhibit A.

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

The massing, location and scale of the proposed development is similar to the built form of residential dwellings on properties located immediately north of the subject site, which include 112 and 116 Helen Street. It is not anticipated that an undesirable precedent will be set based on the approval of the requested variances;

The proposal meets the intent of the Official Plan, as the proposed two-storey rear addition and deck and 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 located within the One-Family Dwelling and Two-Family Dwelling 'A' zone 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 One-Family Dwelling and Two-Family Dwelling zone permits single detached dwellings. The subject property is zoned Urban Residential 5 "UR5" zone in the new Zoning By-Law Number 2022-062, which also permits single family dwellings.

September 19, 2022

Page 8 of 12

The proposal requires variances to the following sections:

Variance – Zoning By-Law Number 8499

Variance Number 1: Maximum Residential Building Depth

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

Requirement: 10.95 metres

Proposed: 11.25 metres

Variance Requested: 0.3 metres

Variance Number 2: Projections into Yards

By-Law Number 8499: Section 5.8 (c)

Requirement: 0.6 metres

Proposed: 0 metres

Variance Requested: 0.6 metres

Variance – Zoning By-Law Number 2022-062

Variance Number 3: Decks and Porches

By-Law Number 2022-62: Table 4.20.4

Requirement: 0.6 metres

Proposed: 0 metres

Variance Requested: 0.6 metres

Maximum Residential Building Depth

Within the One-Family and Two-Family ‘A’ Zone in Zoning By-Law 8499, the maximum permitted building depth for any permitted residential building is the average distance between the established front building lines and the established rear building lines of the two nearest permitted residential buildings on the nearest lots on the same block on opposite sides of the subject building. The building depth of the existing dwelling at 112 Helen Street is 13.6 metres and the building depth at the existing dwelling at 104 Helen Street is 8.3 metres. It has been determined that the maximum permitted residential building depth is 10.95 metres.

The proposed building depth is 11.25 metres, which exceeds the maximum permitted building depth of 10.95 metres. The building depth for the proposal will not result in overdevelopment of the lot as landscaped open space and maximum lot coverage requirements are met. The proposed building depth will result in a development that is similar to the built form of existing dwellings on neighbouring properties north of the subject site (112 and 116 Helen Street). The proposed building depth is appropriate and will not create any adverse impacts on the existing context for this area.

Under Zoning By-Law 2022-62, the definition of ‘building depth’ has been amended. The building depth is defined as the horizontal distance between the required front setback and the principal building’s rear wall, measured perpendicular to the front setback. The maximum building depth for the Urban Residential 5 “UR5” zone is 18 metres. The rear wall of the principal building must not be closer than 7.5 metres to the rear lot line. The proposed building depth is 16.64 metres and the rear wall of proposed addition will not be closer than 7.5 metres

September 19, 2022

Page 9 of 12

to the rear lot line. The proposed two-storey rear addition will meet the building depth requirements under the Urban Residential 5 'UR5' zone.

Projections into Yards

Section 5.8 of Zoning By-Law Number 8499, indicates the provisions for projections into yards, unenclosed porches, decks, balconies, steps, and verandas, covered or uncovered. Section 5.8(c) indicates that the minimum setback from interior side lot line is 0.6 metres for these structures. The applicant has indicated that the existing deck was constructed approximately in 2016. The existing deck is located on the northern property line. Building staff have advised that a building permit would not have been required as the height and size of the deck met the requirements of the Ontario Building Code. A review of city records indicates that there was no approval for a minor variance for the existing deck. It is proposed to recognize the current built form and location of the existing deck and allow the reconstruction of the deck within a similar footprint and height as the portion of the deck on the north side of the property by permitting a setback of 0 metres from the northern lot line. A fence is currently located along the northern property line which will mitigate privacy and visual intrusion issues with respect to the proposed deck.

The rear addition and deck conform to all other zone regulations of both zoning by-laws. The general intent and purpose of the zoning by-law are maintained.

3) The variance is minor in nature

The variance is considered minor as there will be no negative impacts on abutting properties or residential and/or uses or structures. The use of the property as a single-family dwelling will remain unchanged. The requested variance will result in a development that is consistent with the existing built form of residential development along Helen Street. As the proposed two-storey addition and deck will be located to the rear of the property, there will be no impacts to the existing streetscape.

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

The use of the property as a single-family dwelling is consistent with the Residential designation in the Official Plan. The proposed two-storey rear addition will create additional living space which will meet the functional needs for residents and the proposed deck will provide for adequate amenity area. The proposed development represents a modest form of development. The proposal is appropriate and compatible with the surrounding residential uses and will not result in significant impacts or changes to the immediate area

The variance is desirable and appropriate use of the land.

September 19, 2022

Page 10 of 12

Technical Review: Circulated Departments and Agencies

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

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, no public comments have been received. 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 variances maintain the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 8499 and the new Zoning By-Law 2022-62. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variances 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 allow for the construction of a two-storey side rear addition and deck onto existing single-family dwelling on the subject property.

September 19, 2022

Page 11 of 12

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 September 19, 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 27 property 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

Annemarie Eusebio, Intermediate Planner, 613-546-4291 extension 3183

Other City of Kingston Staff Consulted:

None

September 19, 2022

Page 12 of 12

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Public Notification Map
- Exhibit D Official Plan Map
- Exhibit E Zoning By-Law 8499, Map 20
- Exhibit F Zoning By-Law 2022-062 Map
- Exhibit G Site Plan
- Exhibit H Photo
- Exhibit I Neighbourhood Context Map (2021)

Recommended Conditions

Application for minor variance, File Number D13-039-2022

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

1. Limitation

That the approved minor variance applies only to the increased residential building depth for the proposed two-storey rear addition and the reduced interior side yard for the proposed deck 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.

5. Tree Permit

The applicant will be required to apply for a Tree Permit along with all supporting documentation which will include an Arborist Report and Tree Preservation Plan to address tree preservation requirements for the city owned tree in front during construction. The permit will set conditions regarding tree protection fencing to be installed and maintained during the construction.

6. Kingston Hydro

The owner will need to provide confirmation that the two-story rear addition does not conflict with the overhead service. If there is a conflict, the owner will need to contact a service advisor at Utilities Kingston (613 546 1181 x2285) for a service relocation.




Planning Services

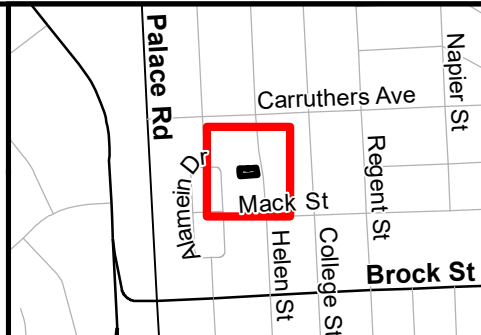
Committee of Adjustment

Key Map

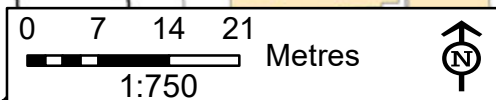
Address: 108 Helen Street

File Number: D13-039-2022

 Lands Subject to Minor Variance



Prepared By: jbhurvey
Date: Jul-25-2022

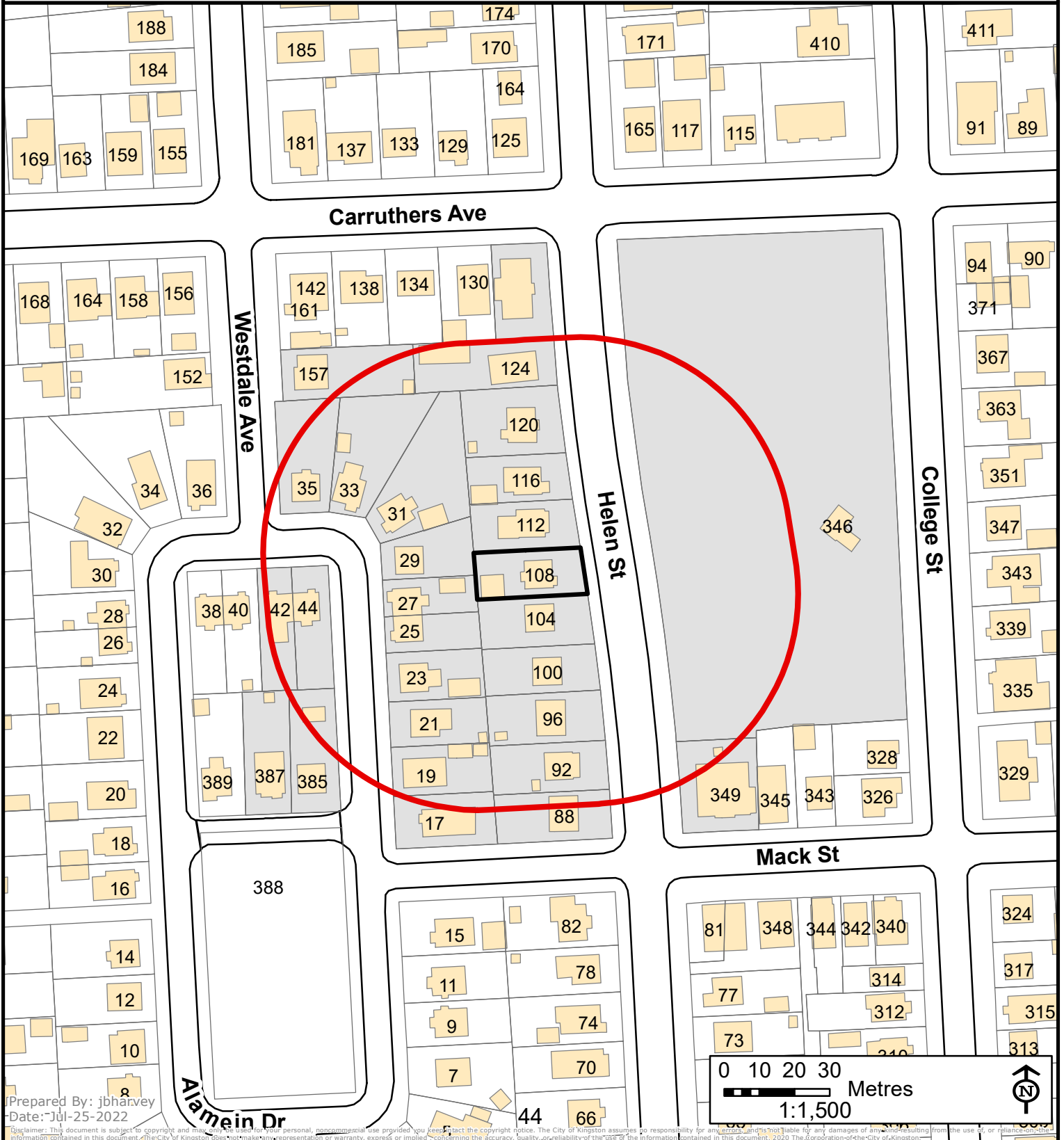




Committee of Adjustment Public Notice Notification Map

Address: 108 Helen Street
File Number: D13-039-2022

- 60m Public Notification Boundary
- Subject Lands
- Property Boundaries
- 27 Properties in Receipt of Notice (MPAC)






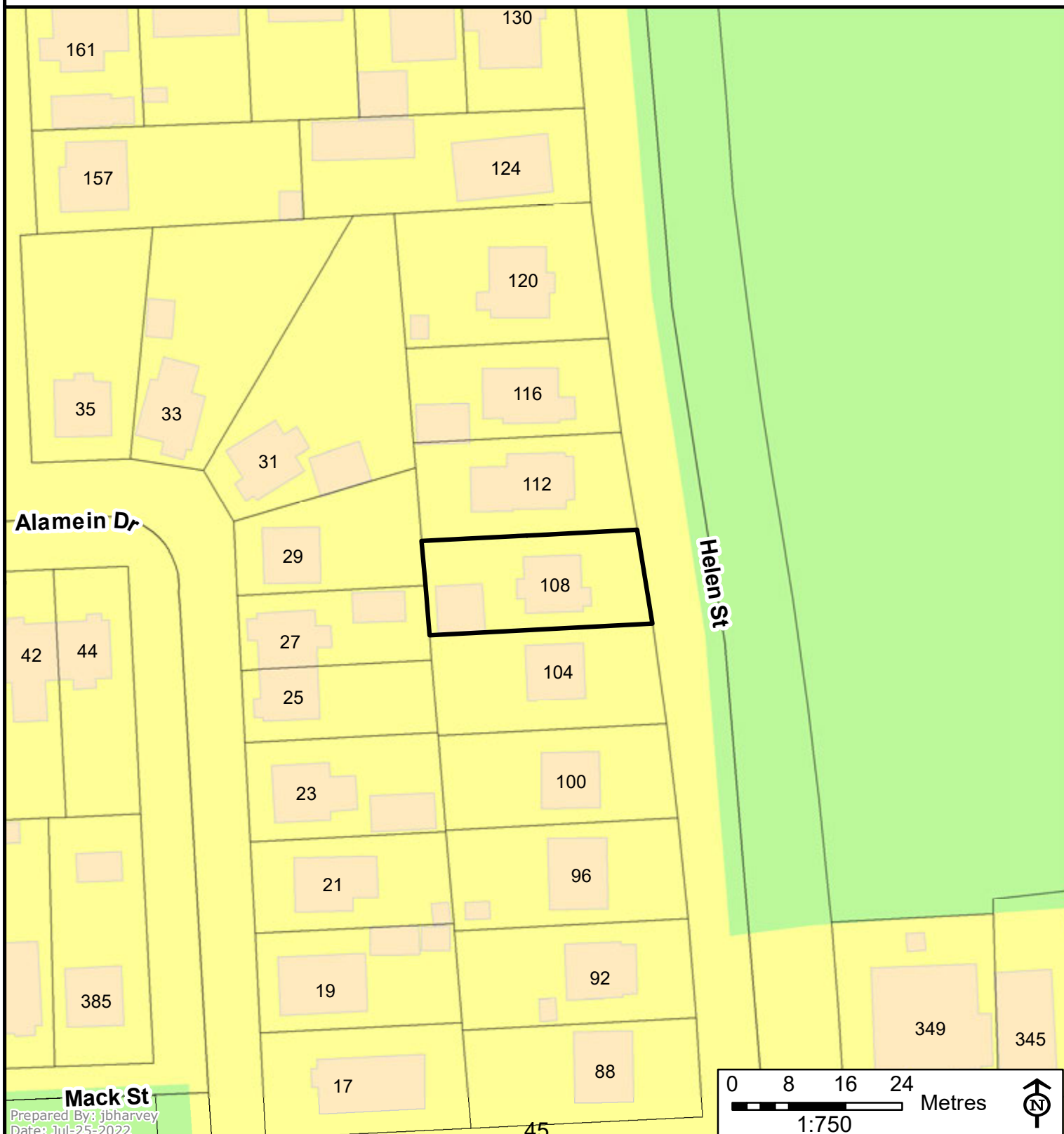


Planning Services

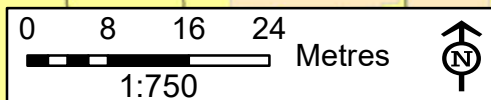
Committee of Adjustment Official Plan, Existing Land Use

Address: 108 Helen Street
File Number: D13-039-2022

-  Subject Lands
-  OPEN SPACE
-  RESIDENTIAL



Mack St
Prepared By: jbharvey
Date: Jul-25-2022

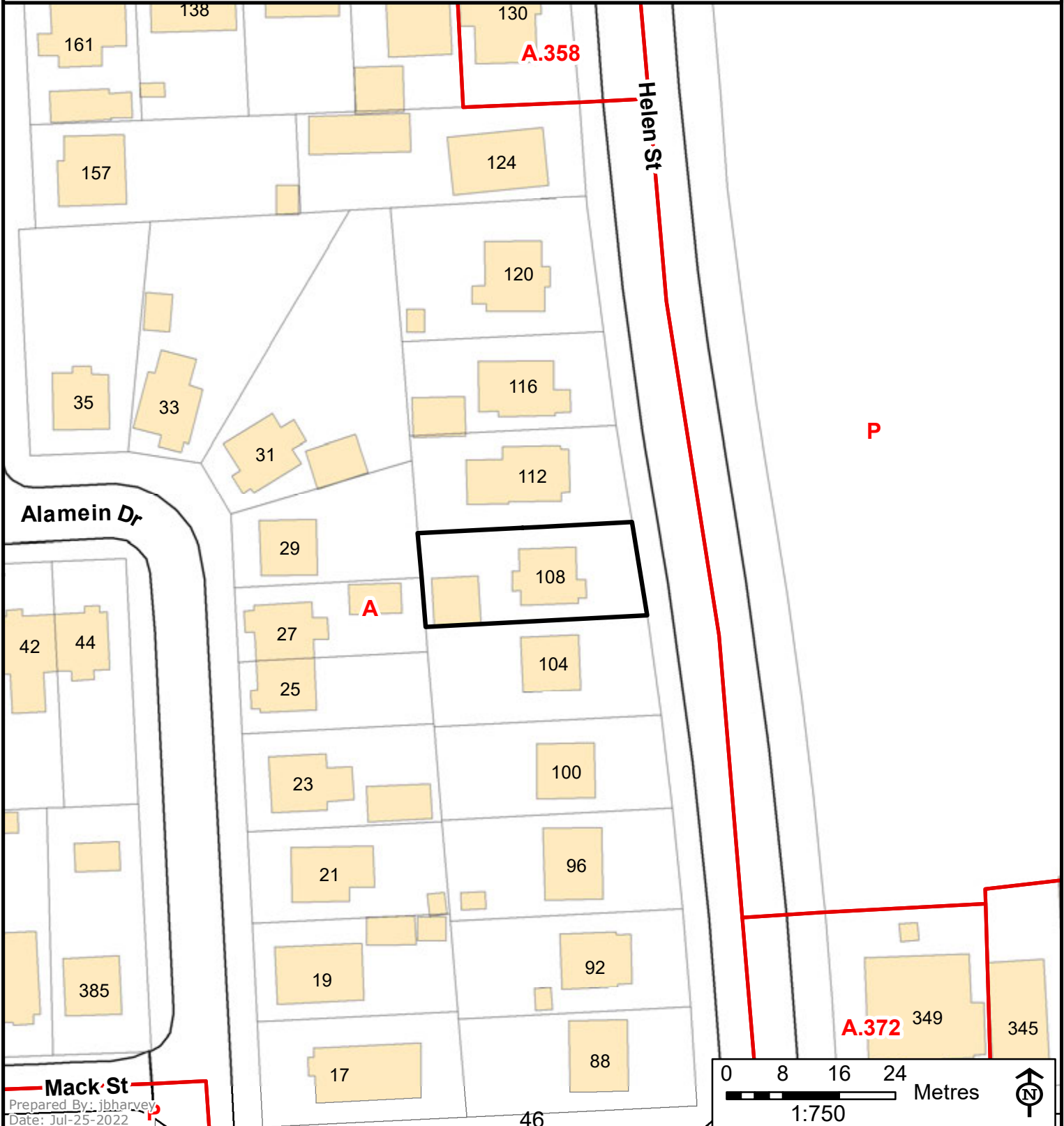


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Committee of Adjustment
Existing Zoning - By-law 8499, Map 20
Address: 108 Helen Street
File Number: D13-039-2022

Subject Lands
 Consolidated Zoning



Mack St
Prepared By: jbhbarvey
Date: Jul-25-2022

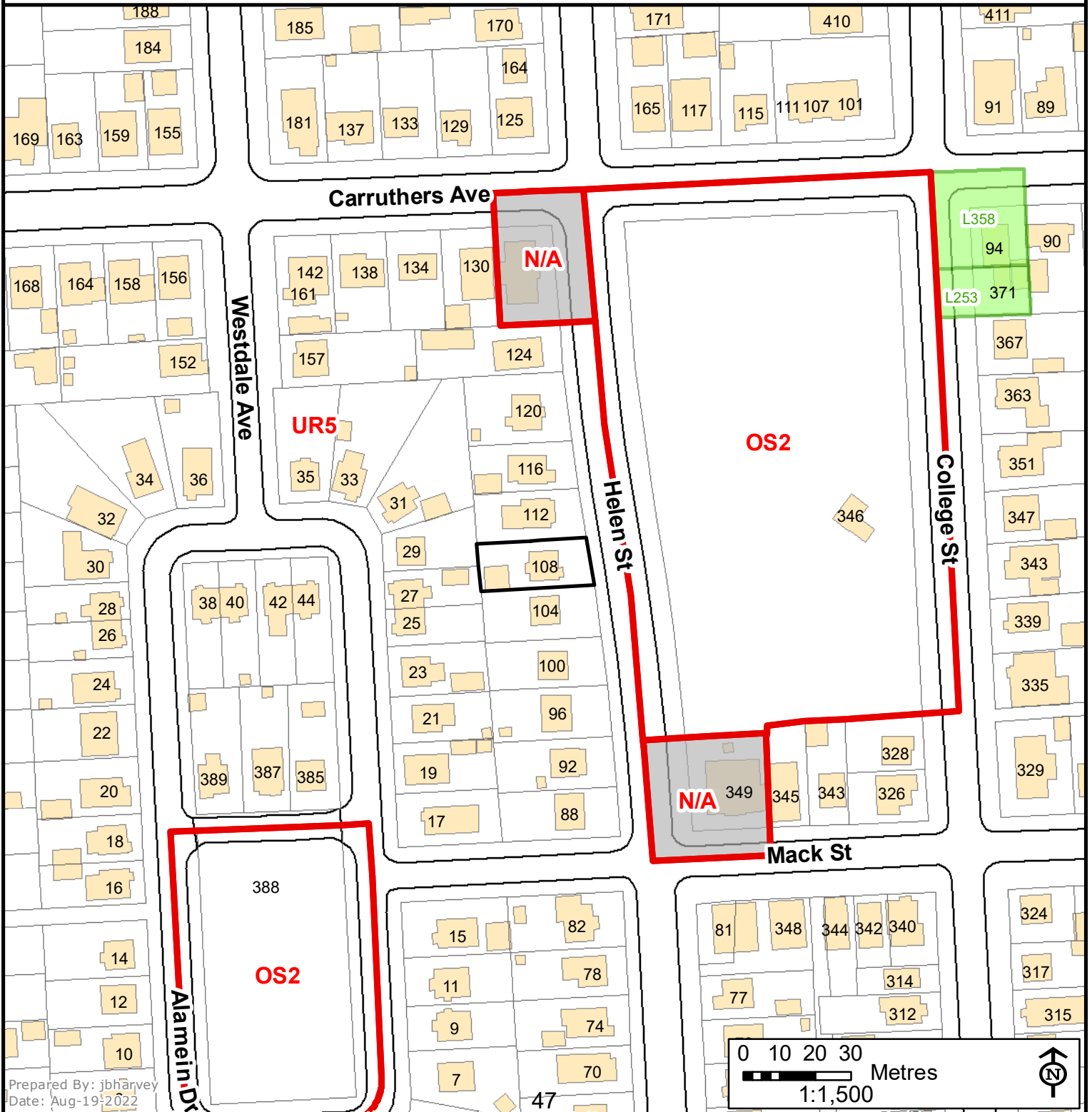
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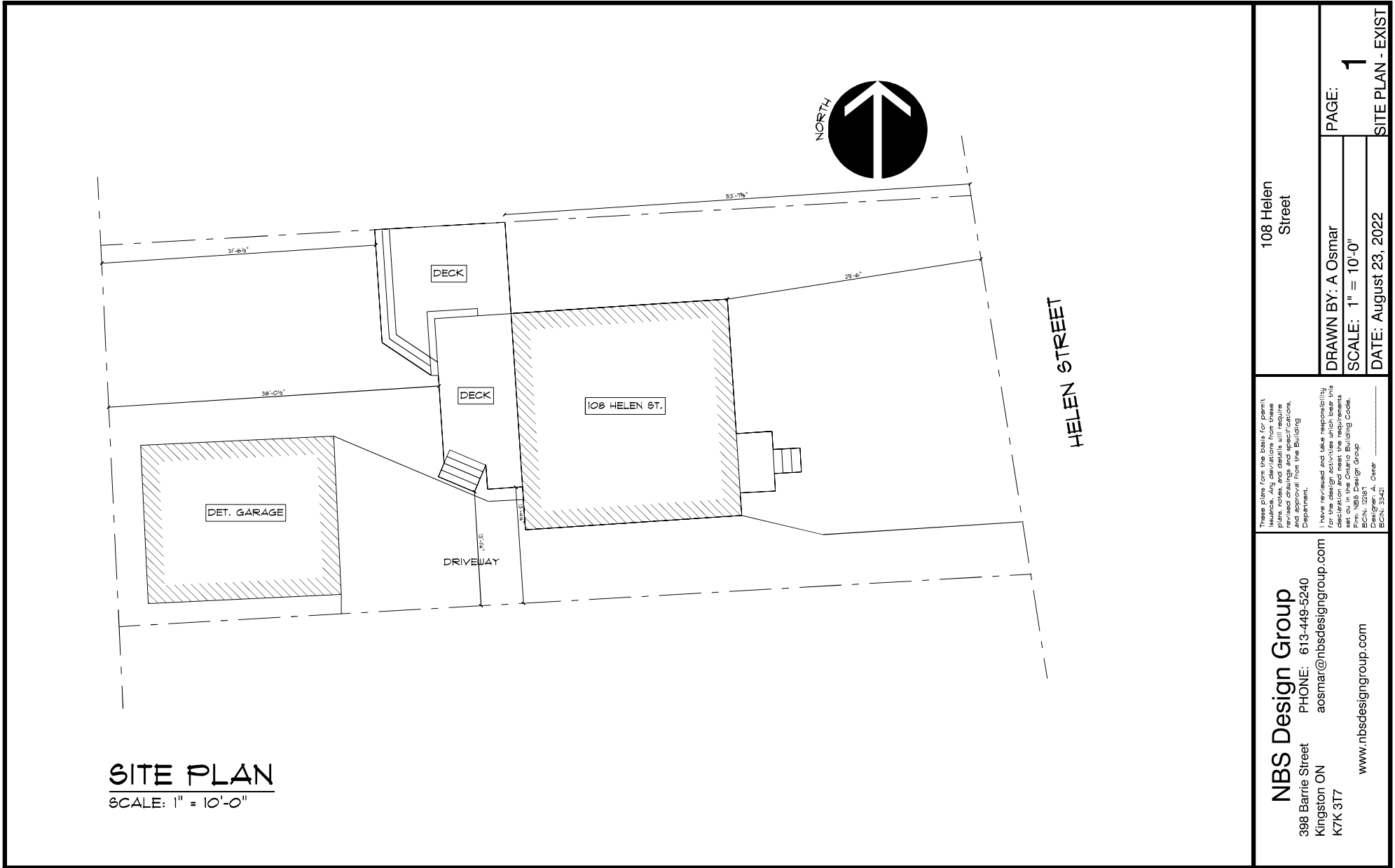
Planning Committee
Reference Kingston Zoning Bylaw

Address: 108 Helen St
File Number: D13-039-2022

- Subject Lands
- Schedule 1 Zoning Map
- 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: jbh/arvey
Date: Aug-19-2022





EAST ELEVATION

SCALE: 3/16" = 1'-0"

108 Helen Street		PAGE: 3 EAST ELEV.
DRAWN BY: A Osmar		
SCALE: 3/16" = 1'-0"		DATE: August 23, 2022
DATE: August 23, 2022		
<p><small>These plans are the basis for permit issuance. Any deviations from these plans shall be noted on the drawings and approved by the Building Department.</small></p> <p><small>I have reviewed and take responsibility for the design activities which bear the declaration and meet the requirements of the Ontario Building Code.</small></p> <p><small>Rev. NBS Design Group BCN: 0281 Designer: A. Osmar BCN: 3401</small></p>		
<p>NBS Design Group 398 Barrie Street PHONE: 613-449-5240 Kingston ON aosmar@nbsdesigngroup.com K7K 3T7 www.nbsdesigngroup.com</p>		



SOUTH ELEVATION

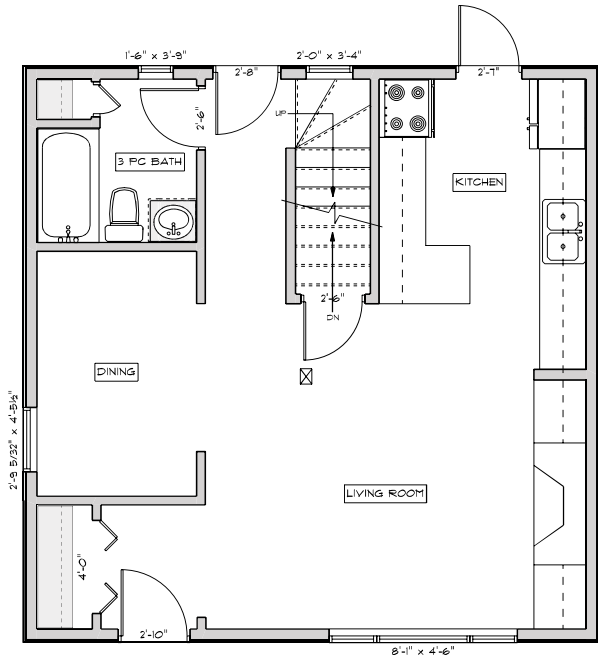
SCALE: 3/16" = 1'-0"

108 Helen Street		4 SOUTH ELEV
DRAWN BY: A Osmar		
SCALE: 3/16" = 1'-0"		
DATE: August 23, 2022		
<p><small>These plans are for the sole use for permit issuance. Any deviations from these plans shall be noted on the drawings and approved by the Building Department.</small></p> <p><small>I have reviewed and take responsibility for the design activities which bear the declaration and meet the requirements of the Ontario Building Code.</small></p> <p><small>www.nbsdesigngroup.com NBS Design Group BCN: 0281 Designer: A. Osmar BCN: 3401</small></p>		
<p>NBS Design Group 398 Barrie Street Kingston ON K7K 3T7</p> <p>PHONE: 613-449-5240 aosmar@nbsdesigngroup.com www.nbsdesigngroup.com</p>		



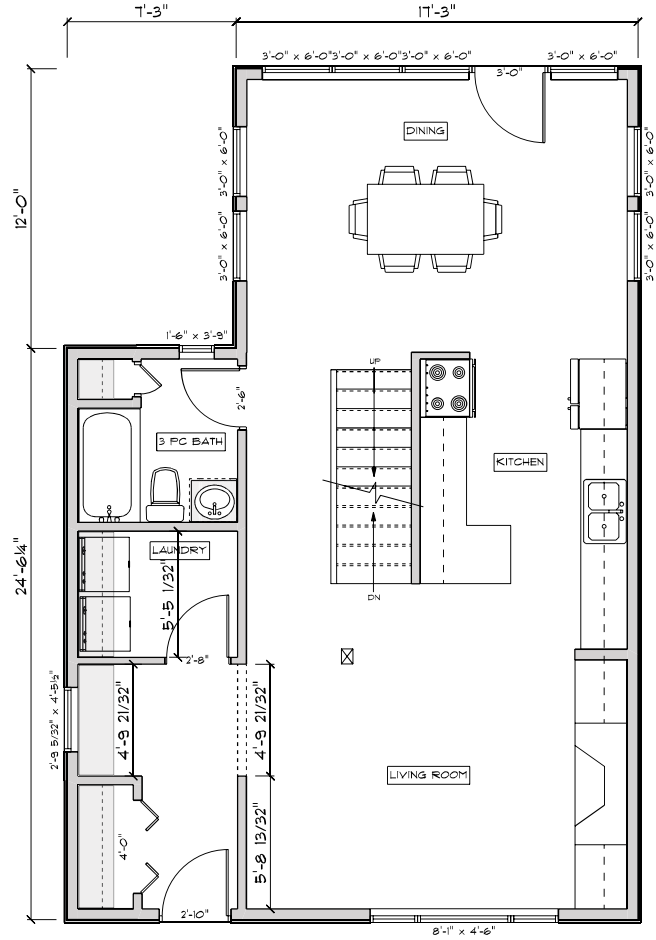
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

108 Helen Street		DRAWN BY: A Osmar SCALE: 3/16" = 1'-0" DATE: August 23, 2022	PAGE: 6 NORTH ELEV.
<p style="font-size: small;">These plans form the basis for permit applications. The contractor shall verify all dimensions, materials, and details will require revised drawings and specifications, and approval from the Building Department.</p> <p style="font-size: x-small;">I have reviewed and take responsibility for the design activities which bear the professional seal of the architect. The design is based on the Ontario Building Code, Part 9.5. Design Group BCIN: 0281 BCIN: 0342 Other: _____</p>			
<p>NBS Design Group 398 Barrie Street Kingston ON K7K 3T7 PHONE: 613-449-5240 aosmar@nbsdesigngroup.com www.nbsdesigngroup.com</p>			



Existing

SCALE: 3/16" = 1'-0"



Proposed

SCALE: 3/16" = 1'-0"

108 Helen Street

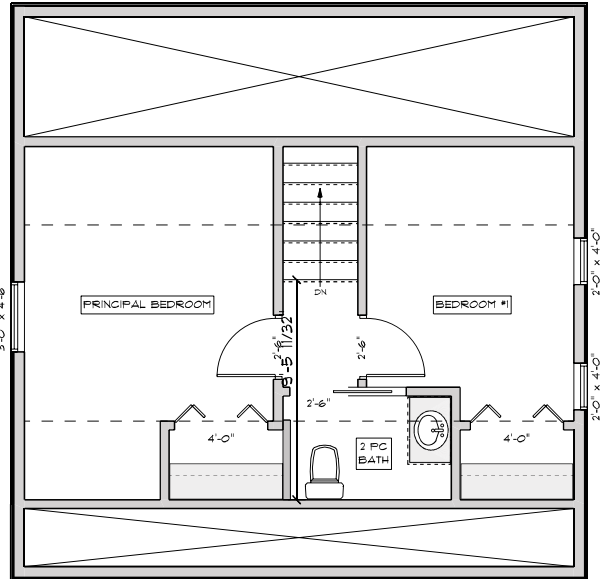
NBS Design Group
398 Barrie Street
Kingston ON
K7K 3T7
PHONE: 613-449-5240
aosmar@nbsdesigngroup.com
www.nbsdesigngroup.com

These plans are for the sole use for permit issuance. Any deviations from these plans are the responsibility of the applicant and require a revised drawing and specifications and approval from the Building Department.

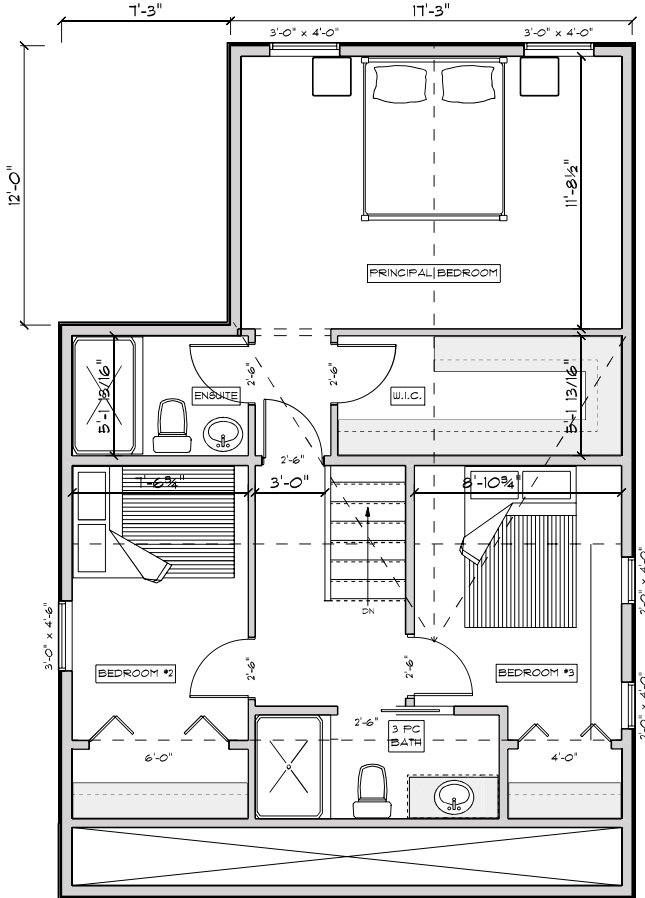
I have reviewed and take responsibility for the design activities which bear the declaration and meet the requirements for the Ontario Building Code.
BCN: 0281
Designer: A. Osmar
BCN: 3340

DRAWN BY: A Osmar
SCALE: 3/16" = 1'-0"
DATE: August 23, 2022

PAGE: 7
MAIN FLOOR



Existing
 SCALE: 3/16" = 1'-0"



Proposed
 SCALE: 3/16" = 1'-0"

108 Helen Street	
NBS Design Group 398 Barrie Street Kingston ON K7K 3T7 PHONE: 613-449-5240 aosmar@nbsdesigngroup.com www.nbsdesigngroup.com	These plans are for the use of permit issuance. Any deviations from these plans shall be noted on a separate revised drawing and specifications, and approval from the Building Department. I have reviewed and take responsibility for the design activities which bear the declaration and meet the requirements for the Ontario Building Code. AOSMAR Designer: A. Osmar BCN: 02951 BCN: 3540
DRAWN BY: A Osmar	PAGE: 8
SCALE: 3/16" = 1'-0"	2ND FLOOR
DATE: August 23, 2022	

Site Photos



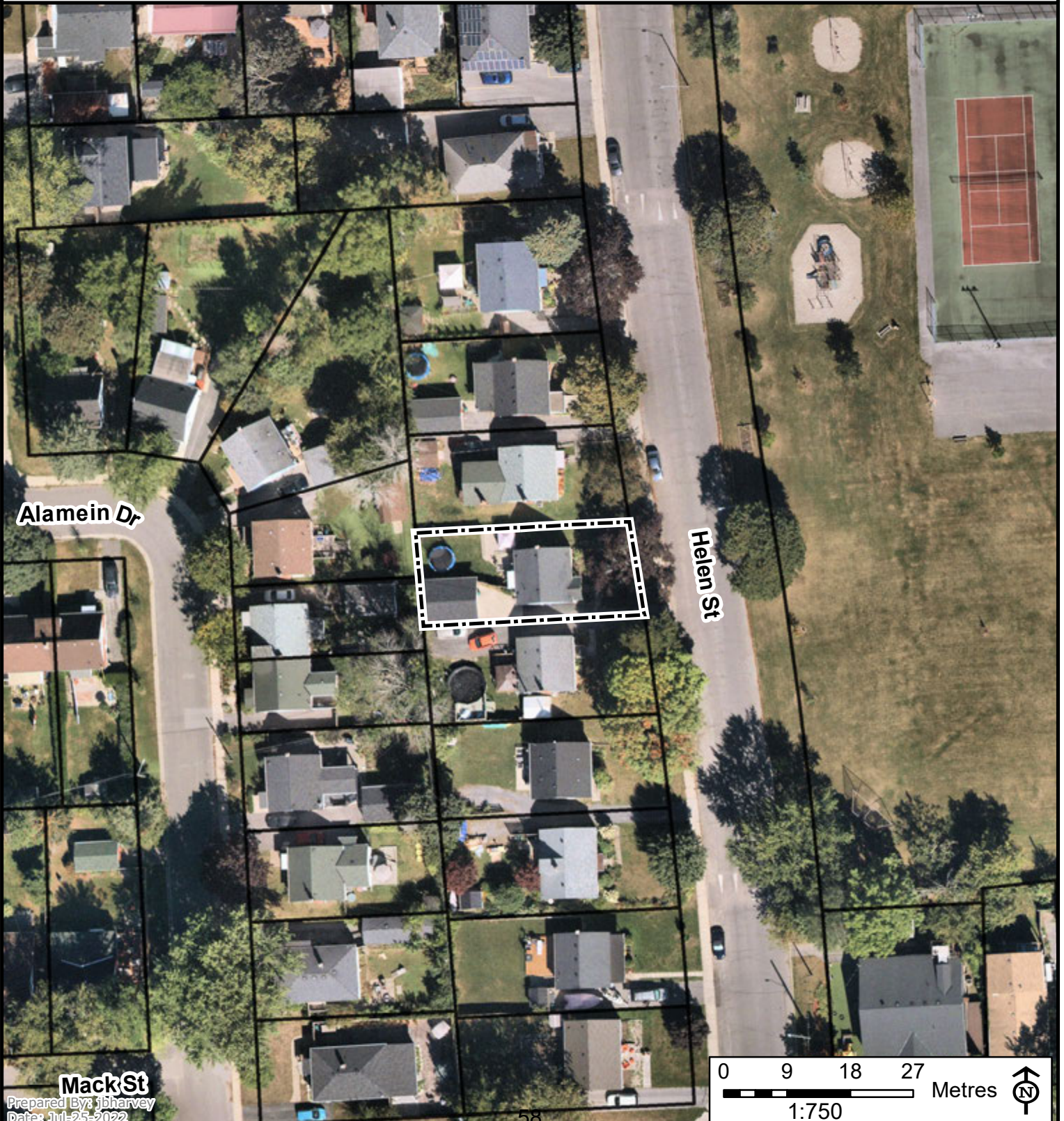




Committee of Adjustment
Neighbourhood Context (2021)

Address: 108 Helen Street
File Number: D13-039-2022

- Subject Lands
- Property Boundaries
- Proposed Parcels



Mack St
Prepared By: jbh/arvey
Date: Jul-25-2022

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