



**City of Kingston
Report to Committee of Adjustment
Report Number COA-24-006**

To: Chair and Members of the Committee of Adjustment
From: Lindsay Reid, Senior Planner – Urban Designer
Date of Meeting: December 11, 2023
Application for: Minor Variance
File Number: D13-022-2023
Address: 1580 and 1600 Rockwell Drive
District: District 6 – Trillium
Owner: Homestead Land Holdings Limited
Applicant: Arcadis

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.2 Promote increase in purpose-built rental housing.

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variances for the properties located at 1580 and 1600 Rockwell Drive. The applicant is proposing to construct two new 12-storey apartments, adjacent to a third 12-storey apartment which is currently under construction at 1560 Rockwell Drive. The underground parking for the three buildings is interconnected and spans all three properties.

The three properties (1560, 1580 and 1600 Rockwell Drive) were subject to a Site-Specific Zoning Amendment under Former Kingston Township Zoning By-Law Number 76-26 and are considered a single parcel for the purposes of zoning interpretation. The site-specific provisions established under Zoning By-Law Number 76-26 were carried forward under the new Kingston Zoning By-Law at the time of its approval in April 2022 as Legacy Exception 89 (L89). 1560 Rockwell Drive has received site plan approval (D11-023-2020), and 1580 and 1600 Rockwell

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Drive are currently subject to active Site Plan Control applications (D11-017-2023 and D11-018-2023).

The apartment developments at 1580 and 1600 Rockwell Drive require relief from the minimum privacy yard and parking (berm and landscaping) provisions of the Legacy Exception (L89) as well as the maximum horizontal lengths of balconies and additional, visitor and car-share parking provisions of the Kingston Zoning By-Law. The applicant seeks to reduce the number of visitor and car-share spaces and provide additional standard parking spaces without providing additional electric vehicle ready car-share spaces. The proposed parking for 1580 and 1600 Rockwell Drive includes 101 electric vehicle ready parking spaces of which 83 are standard spaces, 16 are car-share spaces, and 2 are visitor spaces.

The requested minor variances are consistent with the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 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 D13-022-2023, for the properties located at 1580 and 1600 Rockwell Drive for relief for privacy yard depth, berm and landscaping, balcony length and additional, visitor and car-share parking provisions, be approved, as described below:

1580 Rockwell Drive:

Variance Number 1:

By-Law Number 2022-62: Legacy Exception L89 (e) Privacy Yards (i) minimum depth and location at Apartment Dwelling Houses

Requirement: A privacy yard must be provided for Apartment Dwelling Houses with a minimum depth of 3.0 metres measured at right angles from such wall the window adjoins except at front entrance and rear entrance where a 1.5 metre yard is required.

Proposed: A privacy yard must be provided for Apartment Dwelling Houses with a minimum depth of 1.5 metres measured at right angles from each window located along such wall the window adjoins except at front entrance and rear entrance where a 1.5 metre yard is required.

Variance Requested: 1.5 metres and parameters of width;

Variance Number 2:

By-Law Number 2022-62: Legacy Exception L89 (h) Parking (ii) minimum berm height and minimum width of landscaping strip if parking located within any yard adjacent to a street

Requirement: 1.0 metre high berm with a minimum 3.0 metres wide landscaping strip containing a mixture of coniferous and deciduous trees

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Proposed: Continuous landscaping containing a mix of multi-level planting beds, coniferous trees and deciduous trees

Variance Requested: 1.0 metres high berm and 3.0 metre wide landscaping strip;

Variance Number 3:

By-Law Number 2022-62: 4.20.1.(2) Maximum horizontal length of each face of the main wall of each storey occupied by balconies

Requirement: 30%

Proposed: North face: 33%, east face 38% and south face 33%

Variance Requested: North face: 3%, east face 8% and south face 3%;

Variance Number 4:

By-Law Number 2022-62: 7.1.15.(2)(b) Permission to provide more parking spaces than the maximum, requirement for additional car-share spaces equipped with electric vehicle ready for every four additional parking spaces

Requirement: 6

Proposed: 0

Variance Requested: 6;

Variance Number 5:

By-Law Number 2022-62: Table 7.1.1.(1)(iii) Minimum visitor spaces

Requirement: 24

Proposed: 3

Variance Requested: 21;

1600 Rockwell Drive:

Variance Number 6:

By-Law Number 2022-62: Legacy Exception L89 (e) Privacy Yards (i) minimum depth and location at Apartment Dwelling Houses

Requirement: A privacy yard must be provided for Apartment Dwelling Houses with a minimum depth of 3.0 metres measured at right angles from such wall the window adjoins except at front entrance and rear entrance where a 1.5 metre yard is required.

Proposed: A privacy yard must be provided for Apartment Dwelling Houses with a minimum depth of 1.5 metres measured at right angles from each window located along such wall the window adjoins except at front entrance and rear entrance where a 1.5 metre yard is required.

Variance Requested: 1.5 metres and parameters of width;

Variance Number 7:

By-Law Number 2022-62: 4.20.1.(2) Maximum horizontal length of each face of the main wall of each storey occupied by balconies

Requirement: 30%

Proposed: Southeast face: 33%, southwest face 38% and northwest face 33%

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Variance Requested: Southeast face: 3%, southwest face 8% and northwest face 3%;

Variance Number 8:

By-Law Number 2022-62: 7.1.15.(2)(b) Permission to provide more parking spaces than the maximum, requirement for additional car-share spaces equipped with electric vehicle ready for every four additional parking spaces

Requirement: 12

Proposed: 0

Variance Requested: 12;

Variance Number 9:

By-Law Number 2022-62: Table 7.1.1.(1)(iii) Minimum visitor spaces

Requirement: 24

Proposed: 3

Variance Requested: 21.

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number CAO 24-006.

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Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Lindsay Reid, Senior Planner –
Urban Designer

In Consultation with the following Management of the Growth & Development Services Group:

Tim Park, Director, Planning Services
Meghan Robidoux, Supervisor, Development Approvals

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Options/Discussion:

On April 17, 2023, a minor variance application was submitted by Arcadis, on behalf of the owner, Homestead Land Holdings Limited, with respect to the properties located at 1580 and 1600 Rockwell Drive. The applicant is proposing to construct two new 12-storey apartments, adjacent to a third 12-storey apartment which is currently under construction at 1560 Rockwell Drive.

The three properties (1560, 1580 and 1600 Rockwell Drive) were subject to a Site-Specific Zoning Amendment under Former Kingston Township Zoning By-Law Number 76-26 and are considered a single parcel for the purposes of zoning interpretation. The site-specific provisions established under Zoning By-Law Number 76-26 were carried forward under the new Kingston Zoning By-Law at the time of its approval in April 2022 as Legacy Exception 89 (L89). 1560 Rockwell Drive has received site plan approval (D11-023-2020), and 1580 and 1600 Rockwell Drive are currently subject to active Site Plan Control applications (D11-017-2023 and D11-018-2023).

The apartment developments at 1580 and 1600 Rockwell Drive require relief from the minimum privacy yard and parking (berm and landscaping) provisions of the Legacy Exception (L89) as well as the maximum horizontal lengths of balconies and additional, visitor and car-share parking provisions of the Kingston Zoning By-Law. The applicant seeks to reduce the number of visitor and car-share spaces and provide additional standard parking spaces without providing additional electric vehicle ready car-share spaces. The proposed parking for 1580 and 1600 Rockwell Drive includes 101 electric vehicle ready parking spaces of which 83 are standard spaces, 16 are car-share spaces, and 2 are visitor spaces.

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

- Overall Site Plan (Exhibit F)
- Architectural Drawings (Exhibit G and H)
- Landscape Plan (Exhibit J)
- Privacy Yard Plans (Exhibit I)
- Survey
- Planning Justification Letter

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 properties are located at 1580 and 1600 Rockwell Drive (Exhibit B – Key Map). The properties abuts vacant land planned for commercial and residential development to the north

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and east, a 12-storey apartment building (under construction) to the south and the RioCan Centre to the west (Exhibit C – Neighbourhood Context Map).

The subject property is designated Residential with Site Specific Policy Area 58 in the Official Plan (Exhibit D – Official Plan Map) and zoned Urban Multi-Residential Zone 2 (URM2) with Legacy Exception Overlay 89 (L89) in Kingston Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map).

Provincial Policy Statement

In addition to the four tests of a minor variance detailed below, 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.

Minor Variance 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:

1) The general intent and purpose of the Official Plan are maintained

The subject properties are designated Residential in the City of Kingston Official Plan (Exhibit D – Official Plan Map). The properties are located within Site Specific Policy Area 58 (700 Gardiners Road) as set out in Schedule 3-D, which identified the subject lands for high-density residential buildings along Rockwell Drive subject to the following: technical studies that demonstrate adequate access for vehicles and active transportation; a street-oriented design with an enhanced public realm for pedestrians; and parking areas that are appropriately landscaped and screened from view. The proposed residential development meets these policy requirements and will facilitate the construction of two 12-storey apartments containing 316 homes.

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 proposed development meets the Strategic Policy Direction of the Official Plan by providing residential intensification to an area with existing infrastructure. The use and form as proposed are compatible with the surrounding land uses and will not have adverse impacts on abutting properties. As the variances are limited to balconies and privacy yards, the make-up of on-site parking, and adjustments to how the landscaping will screen surface parking, there are no anticipated impacts on adjacent or surrounding properties resulting from this relief.

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The previous development application to establish use permissions for the high-density residential development was approved under Zoning By-Law Number 76-26 and was subject to site-specific zoning provisions (R5-21). Under the former zoning by-law there were: no provisions related to balcony lengths; no maximums related to the provision of parking; and no requirements for visitor and car-share spaces. The site-specific provisions related to privacy yards and landscaped screening of parking areas adjacent to the street are being addressed, however, not as originally prescribed due to site constraints.

The applicant has provided a Planning Justification and drawings that speak to requested variances and demonstrate that the requested relief across the overall site (parcel containing 1560, 1580 and 1600 Rockwell Drive) that has appropriate access, vehicular circulation, and parking to serve the high-density residential development. The proposal includes limited access off Rockwell Drive (one drive per property), appropriate car, visitor, car-share and bike parking for each property, and landscaping to screen views to surface parking from the public street. The proposed development also provides a thoughtful pedestrian realm with a large and varied landscaped front and internal yard, walkways to provide safe access throughout the site and between the street, buildings, parking and site amenities and services, and outdoor amenity spaces. The landscape includes a mix of curated amenity spaces, clusters and rows of trees and planting beds.

Approving the requested variances with the recommended conditions of approval will not set an undesirable precedent for the immediate area given the unique circumstances of the application transitioning into the new Kingston Zoning By-Law and that it has been demonstrated that there will be no adverse impacts.

The Committee of Adjustment may require additional conditions as it deem appropriate to the approval of the application. Recommended conditions are listed in “Exhibit A – Recommended Conditions”, attached to this report. Conditions may be added, altered, or removed at the Committee’s discretion. Included is a special condition to provide 101 electric vehicle ready parking spaces (47 at 1580 Rockwell Drive and 54 at 1600 Rockwell Drive). These will be applied to standard, visitor, and car-share parking spaces.

The proposal meets the intent of the Official Plan, as the proposed variances 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 zoned Urban Multi-Residential Zone 2 (URM2) with Legacy Exception Overlay 89 (L89) in Kingston Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map). The Legacy Exception zone permits the proposed high-density 12-storey apartments.

The proposal requires variances to certain criteria set out in the Kingston Zoning By-law as outlined below.

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1580 Rockwell Drive:

Variance Number 1:

By-Law Number 2022-62: Legacy Exception L89 (e) Privacy Yards (i) minimum depth and location at Apartment Dwelling Houses

Requirement: A privacy yard must be provided for Apartment Dwelling Houses with a minimum depth of 3.0 metres measured at right angles from such wall the window adjoins except at front entrance and rear entrance where a 1.5 metre yard is required.

Proposed: A privacy yard must be provided for Apartment Dwelling Houses with a minimum depth of 1.5 metres measured at right angles from each window located along such wall the window adjoins except at front entrance and rear entrance where a 1.5 metre yard is required.

Variance Requested: 1.5 metres and parameters of width;

1600 Rockwell Drive:

Variance Number 6:

By-Law Number 2022-62: Legacy Exception L89 (e) Privacy Yards (i) minimum depth and location at Apartment Dwelling Houses

Requirement: A privacy yard must be provided for Apartment Dwelling Houses with a minimum depth of 3.0 metres measured at right angles from such wall the window adjoins except at front entrance and rear entrance where a 1.5 metre yard is required.

Proposed: A privacy yard must be provided for Apartment Dwelling Houses with a minimum depth of 1.5 metres measured at right angles from each window located along such wall the window adjoins except at front entrance and rear entrance where a 1.5 metre yard is required.

Variance Requested: 1.5 metres and parameters of width;

The intent of the privacy yards provision included in Legacy Exception L89 is to provide an adequate separation distance between ground floor homes and adjacent walkways and driveways. The privacy yards provision has been carried over from the previous zoning by-law (By-Law Number 76-26) and it is not a requirement of the Kingston Zoning By-Law.

In this proposal, 1.5 metre wide walkways encircle the buildings and serve to provide residents and visitors with easy and safe access to the front and rear entrances from the street and/or adjacent parking areas. The proposed variance to the depth of the privacy yards and how they are measured from the wall maintains the intent and purpose of the zoning provision in that it provides a sufficient separation distance between walkways and ground floor unit windows to maintain privacy. The greatest reduction to the required privacy yards occurs at the corner units where the walkways curve around the building. At these locations the windows are not directly adjacent to the walkways. In addition, screening will be provided where ground floor homes are located adjacent to building entrances for additional privacy. Exhibit I provides a detailed diagram of the proposed privacy yards.

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1580 Rockwell Drive:

Variance Number 2:

By-Law Number 2022-62: Legacy Exception L89 (h) Parking (ii) minimum berm height and minimum width of landscaping strip if parking located within any yard adjacent to a street

Requirement: 1.0 metre high berm with a minimum 3.0 metres wide landscaping strip containing a mix of coniferous and deciduous trees.

Proposed: Continuous landscaping containing a mix of multi-level planting beds, coniferous trees and deciduous trees

Variance Requested: 1.0 metres high berm and 3.0 metre wide landscaping strip;

The intent of the parking provision included in Legacy Exception L89 is to provide adequate landscaped screening between the street and at grade parking areas in front of the building. The proposed variance maintains the intent and purpose of this provision as landscaped screening will be provided in an alternate configuration and there is a significant distance (approximately 18 metres) between Rockwell Drive and the eight visitor parking spaces in front of the apartment at 1580 Rockwell Drive.

The provision, as written, is difficult to comply with as the west edge of the property (along Rockwell Drive) is constrained by a 4.0 metre wide hydro easement. Access to the below grade services must be maintained making it an unsuitable location for either a berm or tree planting. As an alternative the applicant is proposing a continuous landscaping treatment of trees and multi-level planting beds along the Rockwell Drive frontage. The landscaping includes a mix of deciduous and coniferous tree species as well as a staggered 1.5 metre tall planting bed that will provide adequate screening and enhance the streetscape along Rockwell Drive (Exhibit J – Landscape Plan). The proposed development complies with the Kingston Zoning By-Law provisions related to the location of surface parking for multi-unit residential development in the urban area. Section 7.4.9.(a) directs parking spaces to be located in the rear yard or interior yard with the exception of visitor spaces which may be located in the front yard or exterior yard provided that they are not located closer than 3.0 metres to any lot line nor closer than 7.5 metres to any street line. The proposed front yard parking spaces function as visitor spaces until such spaces are needed for car-share service, in accordance with Section 7.1.18 of the Kingston Zoning By-Law.

1580 Rockwell Drive:

Variance Number 3:

By-Law Number 2022-62: 4.20.1.(2) Maximum horizontal length of each face of the main wall of each storey occupied by balconies

Requirement: 30%

Proposed: North face: 33%, east face 38% and south face 33%

Variance Requested: North face: 3%, east face 8% and south face 3%

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1600 Rockwell Drive:

Variance Number 7:

By-Law Number 2022-62: 4.20.1.(2) Maximum horizontal length of each face of the main wall of each storey occupied by balconies

Requirement: 30%

Proposed: Southeast face: 33%, southwest face 38% and northwest face 33%

Variance Requested: Southeast face: 3%, southwest face 8% and northwest face 3%

The intent of the provision related to the maximum horizontal length of balconies on the main wall of each storey of a building is to limit increases to the massing through the incorporation of balconies and reduce the potential for overlook. The balconies contribute to the amenity space requirements for the apartments as they provide private amenity space for the individual residential units. The proposed variance maintains the intent and purpose of this provision as the requested increase to the horizontal lengths of the balconies are minimal and as such will have a negligible impact on the massing of the building and overlook potential.

The overall site plan for the triangle shaped parcel places the three apartment buildings in a way that limits the potential of overlook within the site (Exhibit F – Site Plan). The buildings are located on an angle (rather than parallel) to one another, are arranged around a central amenity and servicing area, and are adequately separated from one another by a distance of over 35 metres. Given the overall site plan, this change is not anticipated to affect the privacy of adjacent properties.

The increase to the balcony length of 8% at the maximum equates less than 5 metres across the broad side of the building. This is not anticipated to make a significant difference in the apparent massing of the proposed buildings compared to what is permitted as-of-right as shown on the architectural drawings (Exhibits G and H). It will also provide architectural consistency with the approved apartment building at 1560 Rockwell Drive, which is currently under construction.

1580 Rockwell Drive:

Variance Number 4:

By-Law Number 2022-62: 7.1.15.(2)(b) Permission to provide more parking spaces than the maximum, requirement for additional car-share spaces equipped with electric vehicle ready for every four additional parking spaces

Requirement: 6

Proposed: 0

Variance Requested: 6

Variance Number 5:

By-Law Number 2022-62: Table 7.1.1.(1)(iii) minimum visitor spaces

Requirement: 24

Proposed: 3

Variance Requested: 21

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1600 Rockwell Drive:

Variance Number 8:

By-Law Number 2022-62: 7.1.15.(2)(b) Permission to provide more parking spaces than the maximum, requirement for additional car-share spaces equipped with electric vehicle ready for every four additional parking spaces

Requirement: 12
 Proposed: 0
 Variance Requested: 12

Variance Number 11:

By-Law Number 2022-62: Table 7.1.1.(1)(iii) minimum visitor spaces

Requirement: 24
 Proposed: 3
 Variance Requested: 21

The site-specific zoning for the subject properties was established under Former Zoning By-Law Number 76-26 which did not include parking space maximums, nor minimum requirements for visitor and car-share parking spaces. The Kingston Zoning By-Law significantly decreased the required rates of parking for residential uses as prescribed in the Power of Parking discussion paper ([Report Number PC-21-040](#)), added visitor and car share minimum parking rates, and attached specific requirements to additional parking spaces.

In this case, the applicant has proposed a varied parking strategy that includes standard, visitor and car-share parking spaces and meets the bike space requirements. In addition, 101 or approximately 25% of the parking spaces on the two properties will be electric vehicle ready (EV ready). A breakdown of the proposed and required parking space types is detailed in the table below:

Provision	Requirement per apartment	1580 Rockwell Drive	1600 Rockwell Drive
Standard parking spaces Table 7.1.1.1.(a)(i)	126 - 158	182 (39 EV ready)	207 (44 EV ready)
Car-share spaces Table 7.1.1.1.(a)(ii)	8	7 (7 EV ready)	9 (9 EV ready)
Visitor spaces Table 7.1.1.1.(a)(ii)	24	3 (1 EV ready)	3 (1 EV ready)
Total	158 - 190	192	219
Parking ratio	1.20	1.21	1.39
Additional standard parking spaces		24	49
EV ready spaces		47	54

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Under Kingston Zoning By-Law 2022-62, parking beyond the maximum may be permitted on these properties providing that all additional parking spaces are EV ready and if one EV ready car-share space is provided for every four additional parking spaces. The parking proposal exceeds the requirement for EV ready parking spaces with 83 allocated to standard parking spaces across the two properties, however, given the distribution of the EV ready spaces there is a deficiency at 1600 Rockwell Drive. With respect to the requirement for an additional 18 EV ready car-share spaces across the two properties, the applicant is requesting a reduction based on their experience managing apartment rentals in Kingston and the area.

The applicant is also requesting reductions to the number of visitor and car-share spaces. They are also proposing that car-share spaces will be used as visitor spaces until car-share services are in operation on the properties, which is permitted in accordance with Section 7.1.18 of the Kingston Zoning By-Law

Recognizing that the proposed development undertook a rezoning process prior to the approval of the Kingston Zoning By-Law and the introduction of visitor parking, car-share parking, and maximum parking requirements, the requested variances are required to allow the development to proceed as originally intended. Overall, the proposed variances to the noted parking provisions maintain the intent of the Kingston Zoning By-Law in that they provide the residents and users with sufficient vehicular parking, meet the bike parking requirements, and exceed the requirements for EV ready parking spaces. This tailored parking strategy is also consistent with the City of Kingston active transportation and sustainability goals.

The requested variances maintain the general intent and purpose of the zoning by-law.

3) The variance is minor in nature

The variances are considered minor as is they will not impact the functioning of the residential development on these properties or adjacent ones. As noted, an overall parking ratio of 1.3 parking spaces per home (411 parking spaces for 316 homes in total). This is an increase equivalent to 0.1 parking spaces per residential unit (or 31 parking spaces) when considered in relation to the total of number of standard, car-share and visitor parking spaces allowed and/or required under the Kingston Zoning By-Law.

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

The variances are desirable and appropriate use of the land. The changes to the privacy yard provisions maintain the requirement for a privacy yard while allowing for safe and accessible site circulation. The proposed landscaping along the street meets the intent to screen views to surface parking between the street and the building while avoiding conflicts with servicing easements. The increased lengths of the balconies provide a visual consistency with the sister apartment building at 1560 Rockwell Drive as well as additional private amenity space while not significantly increasing the perceived massing of the building or risk of overlook. The changes to the parking will provide a range of vehicle and bike parking appropriate for the residential use including 101 EV ready spaces. Finally, these changes facilitate the development of two 12-

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storey apartment building containing 316 homes and are not anticipated to have an adverse impact on the adjacent or surrounding properties. The approval of this application will facilitate an increase the availability rental apartments within the Urban Boundary.

Technical Review: Circulated Departments and Agencies

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Heritage Services |
| <input type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input type="checkbox"/> Real Estate |
| <input checked="" type="checkbox"/> Fire & Rescue | <input type="checkbox"/> Kingston Hydro | <input checked="" type="checkbox"/> Environment Division |
| <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input type="checkbox"/> Canadian National Railways |
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Hydro One | <input type="checkbox"/> Enbridge Pipelines | <input type="checkbox"/> TransCanada Pipelines |
| <input checked="" type="checkbox"/> Kingston Airport | <input checked="" type="checkbox"/> Forestry | <input checked="" type="checkbox"/> Transportation Services |

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 in regards to this 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

An application for zoning by-law amendment (File Number D14-120-2015) was submitted in 2015 to permit high-density development on these properties as well as change to other adjacent parcels. The amendment to Zoning By-Law Number 76-26 was approved by Council on February 7, 2018. The adjacent property at 1560 Rockwell Drive was subject to a previous Site Plan Control application under Kingston Township Zoning By-Law 76-26.

The properties are currently subject to Site Plan Control applications (File Numbers D11-017-2023 for 1580 Rockwell Drive and D11-018-2023 for 1600 Rockwell Drive), which are both nearing completion of technical review. Since site plan approval was granted for 1560 Rockwell Drive, Kingston Zoning By-Law 2022-62 has come into effect replacing Kingston Township Zoning By-law 76-26 and introducing new provisions related to parking and balconies (as apply here).

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The minor variance application for 1580 and 1600 Rockwell Drive seek to address areas of non-compliance with Kingston Zoning By-Law 2022-62

Conclusion

The requested variance(s) maintain(s) the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 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 permit modifications to the balconies, privacy yards, landscaped screening and parking areas of the two apartment developments.

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

Kingston Zoning By-Law Number **2022-62**

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on December 11, 2023 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 4 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 (Exhibit H – Public Notification Map).

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

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Financial Considerations:

None

Contacts:

Meghan Robidoux, Supervisor, Development Approvals, 613-546-4291 extension 1256

Lindsay Reid, Senior Planner – Urban Designer, 613-546-4291 extension 3277

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Neighbourhood Context Map (2023)
- Exhibit D Official Plan Map
- Exhibit E Zoning By-Law Map
- Exhibit F Overall Site Plan
- Exhibit G Architectural Drawings for 1580 Rockwell Drive
- Exhibit H Architectural Drawings for 1600 Rockwell Drive
- Exhibit I Privacy Yard Plans for 1580 and 1600 Rockwell Drive
- Exhibit J Landscape Plan for 1580 Rockwell Drive
- Exhibit K Site Photos
- Exhibit L Public Notification Map

Recommended Conditions

The approval of the minor variance application, File Number D13-022-2023, to adjust the privacy yard, berm and landscaping, balcony length and additional, visitor and car-share parking provisions, shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variances apply only to the properties at 1580 and 1600 Rockwell Drive 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 Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca) 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 Office of the Chief Coroner as a part of the Ontario Ministry of the Solicitor General (1-877-991-9959), the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.


5. Electric Vehicle Ready Parking Spaces

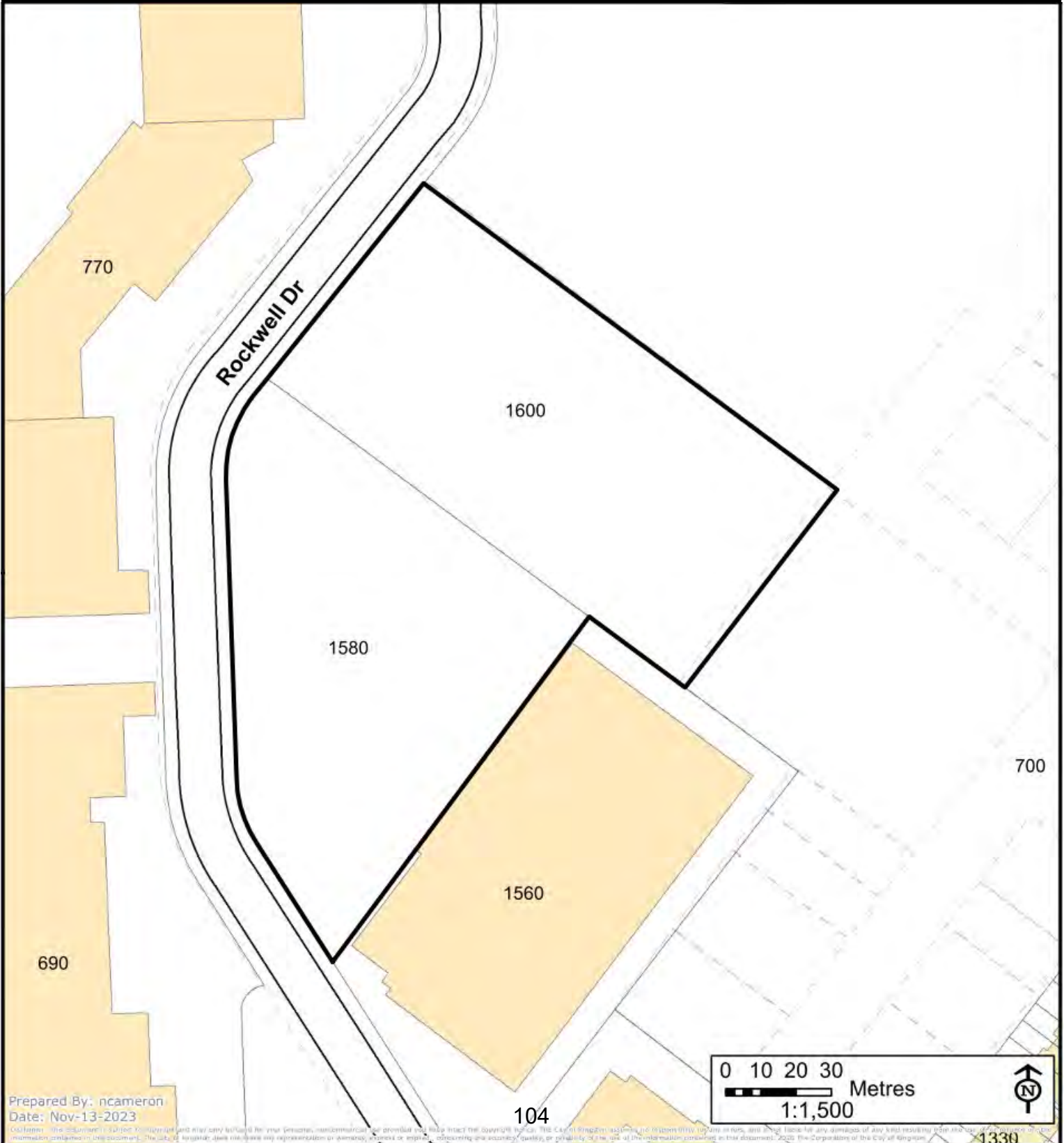
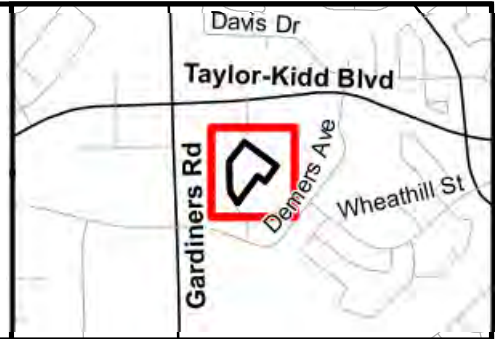
The applicant will provide a total of 101 Electric Vehicle Ready (EV Ready) parking spaces at 1580 and 1600 Rockwell Drive. The make up of the EV Ready parking spaces is as follows:

- 1580 Rockwell Drive: 39 standard spaces, 7 car-share spaces and 1 visitor space; and
- 1600 Rockwell Drive: 44 standard spaces, 9 car-share spaces and 1 visitor space.

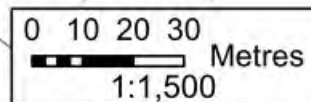


Committee of Adjustment
Key Map
Address: 1580 and 1600 Rockwell Drive
File Number: D13-022-2023

 Lands Subject to Minor Variance



Prepared By: ncameron
Date: Nov-13-2023





Committee of Adjustment
Neighbourhood Context (2023)
Address: 1580 and 1600 Rockwell Drive
File Number: D13-022-2023

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: ncameron
Date: Nov-13-2023




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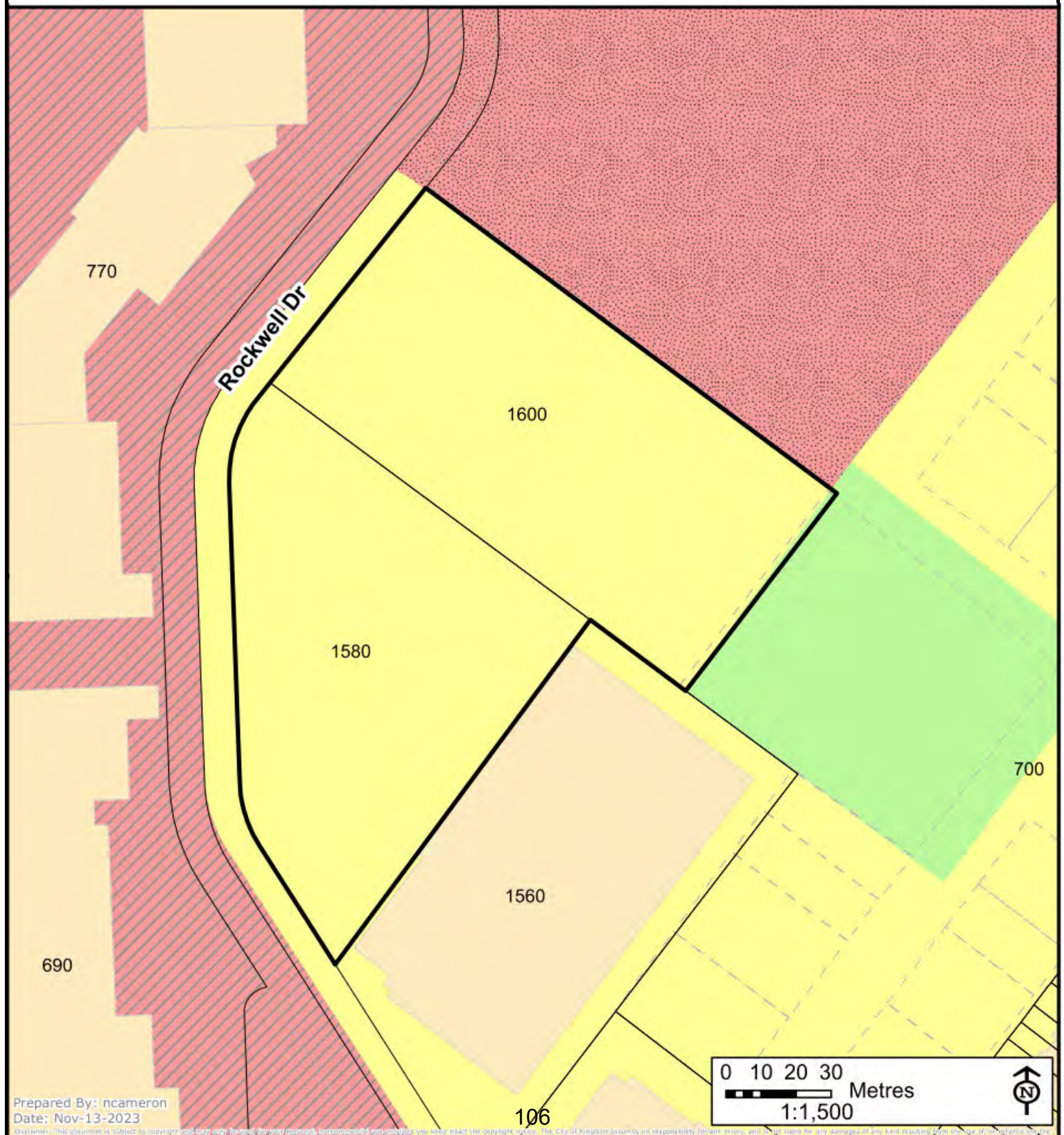


Planning Services

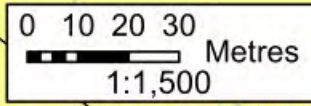
Committee of Adjustment Official Plan, Existing Land Use

Address: 1580 and 1600 Rockwell Drive
File Number: D13-022-2023

-  Subject Lands
-  DISTRICT COMMERCIAL
-  OPEN SPACE
-  REGIONAL COMMERCIAL
-  RESIDENTIAL



Prepared By: ncameron
Date: Nov-13-2023



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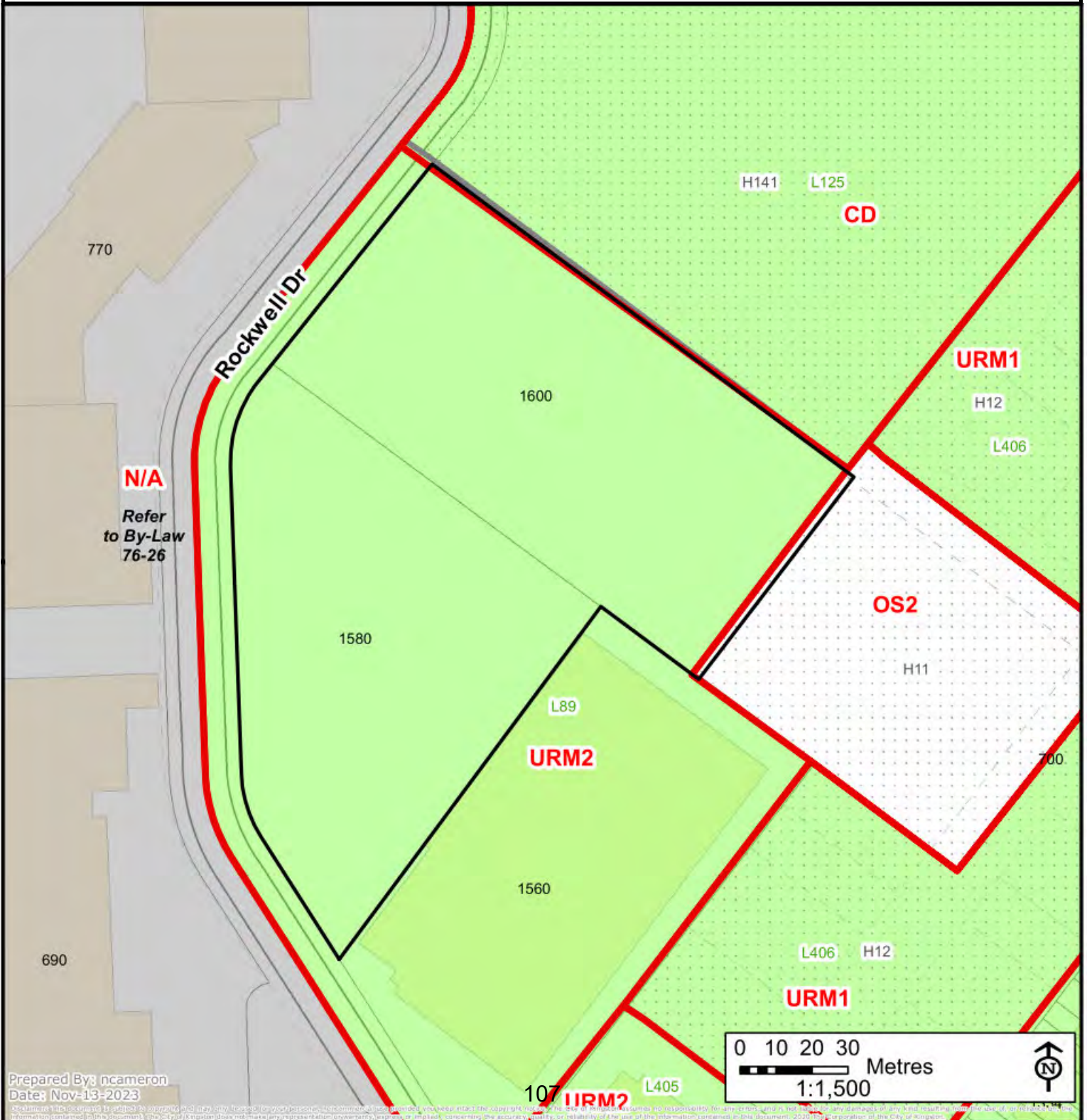
Planning Committee

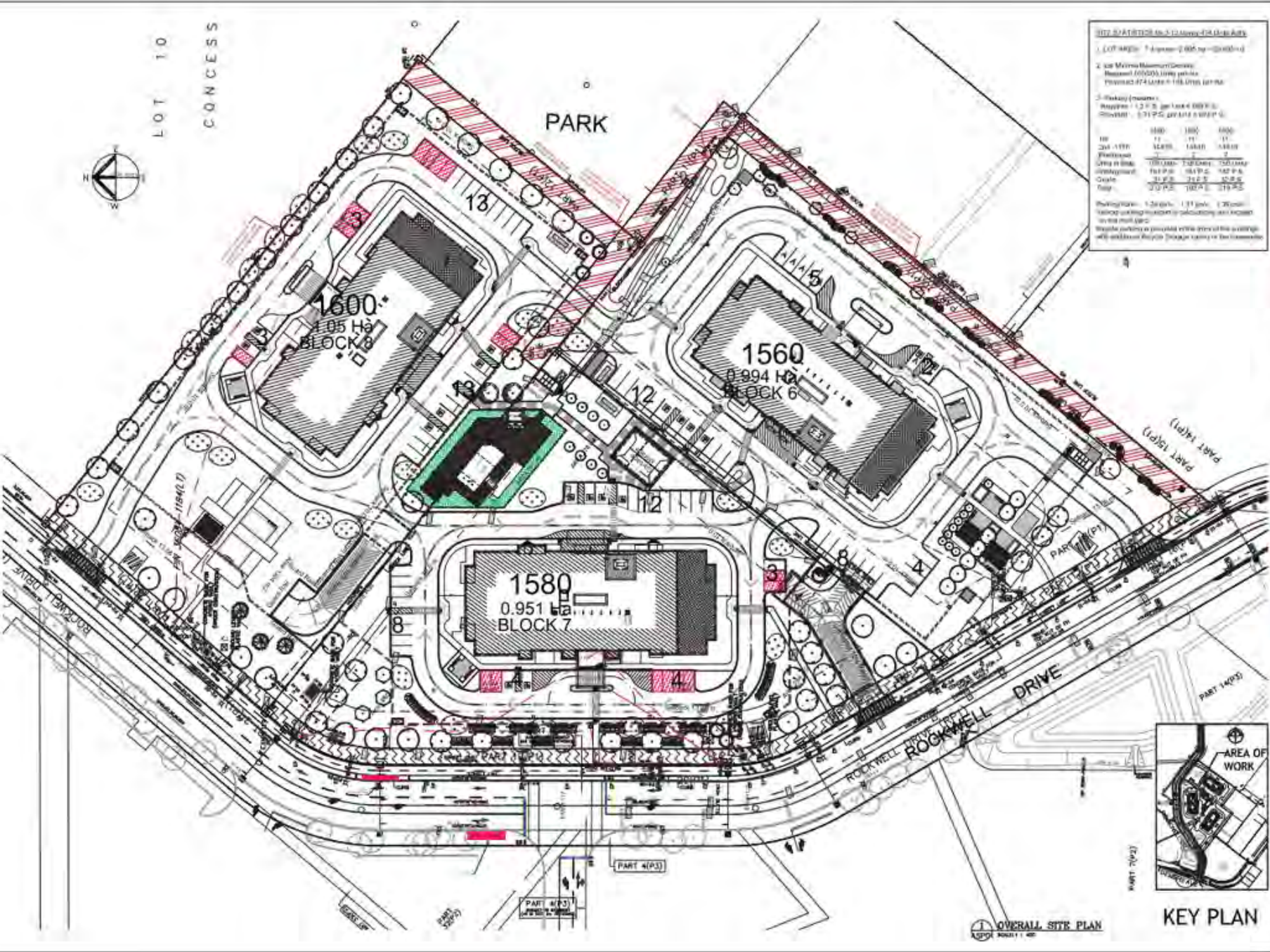
Existing Zoning
Kingston Zoning By-Law 2022-62

Planning Services

Address: 1580 and 1600 Rockwell Drive
File Number: D13-022-2023

- 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)





CITY STATISTICS (City of Chicago)

1. LOT AREA: 7.4 Acres (324,000 sq ft)

2. USE: Medium-Density Residential
 Maximum Floor Area Ratio: 1.5 (150%)
 Maximum Height: 150 Feet

3. Parking (Minimum):
 Minimum: 1.2 spaces per 1,000 sq ft
 Maximum: 0.75 spaces per 1,000 sq ft

USE	MIN	MAX	AVG
1st - 15th	1.2	1.5	1.35
16th - 20th	1.2	1.5	1.35
21st - 25th	1.2	1.5	1.35
26th - 30th	1.2	1.5	1.35
31st - 35th	1.2	1.5	1.35
36th - 40th	1.2	1.5	1.35
41st - 45th	1.2	1.5	1.35
46th - 50th	1.2	1.5	1.35
51st - 55th	1.2	1.5	1.35
56th - 60th	1.2	1.5	1.35
61st - 65th	1.2	1.5	1.35
66th - 70th	1.2	1.5	1.35
71st - 75th	1.2	1.5	1.35
76th - 80th	1.2	1.5	1.35
81st - 85th	1.2	1.5	1.35
86th - 90th	1.2	1.5	1.35
91st - 95th	1.2	1.5	1.35
96th - 100th	1.2	1.5	1.35

Notes: 1.2 spaces per 1,000 sq ft is the minimum parking requirement for all uses.
 2. The maximum parking requirement for all uses is 1.5 spaces per 1,000 sq ft.
 3. The average parking requirement for all uses is 1.35 spaces per 1,000 sq ft.

20 MET SCALE DRAWING
 CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
 DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE CONSULTANT.
 SCALE DIMENSIONS HAVE BEEN CHECKED AND CONFORM WITH THE ENCLOSED BILLING STATE.

Revisions and Notes

NO.	DATE	DESCRIPTION
1	08/14/24	ISSUE FOR PERMITTING
2	08/14/24	REVISIONS TO PERMITTING
3	08/14/24	REVISIONS TO PERMITTING
4	08/14/24	REVISIONS TO PERMITTING
5	08/14/24	REVISIONS TO PERMITTING

- LEGEND**
- INDICATES HEAVY DUTY PARKWAY
 - INDICATES CAR PARK CY READY
 - INDICATES PARKWAY SURFACE OF ASPHALT
 - INDICATES BIKE WAY
 - INDICATES HEAVY DUTY PARKWAY
 - INDICATES BIKE WAY
 - INDICATES FIRE LINE
 - INDICATES HEAVY AREA
 - INDICATES CARBONATED CONCRETE IN THE FORM OF STAIRS AND ELEVATOR SHAFTS AND CORE
 - INDICATES 1500 LB. REINFORCED CONCRETE IN THE FORM OF STAIRS AND ELEVATOR SHAFTS AND CORE



1580 ROCKWELL DRIVE APARTMENT BUILDING

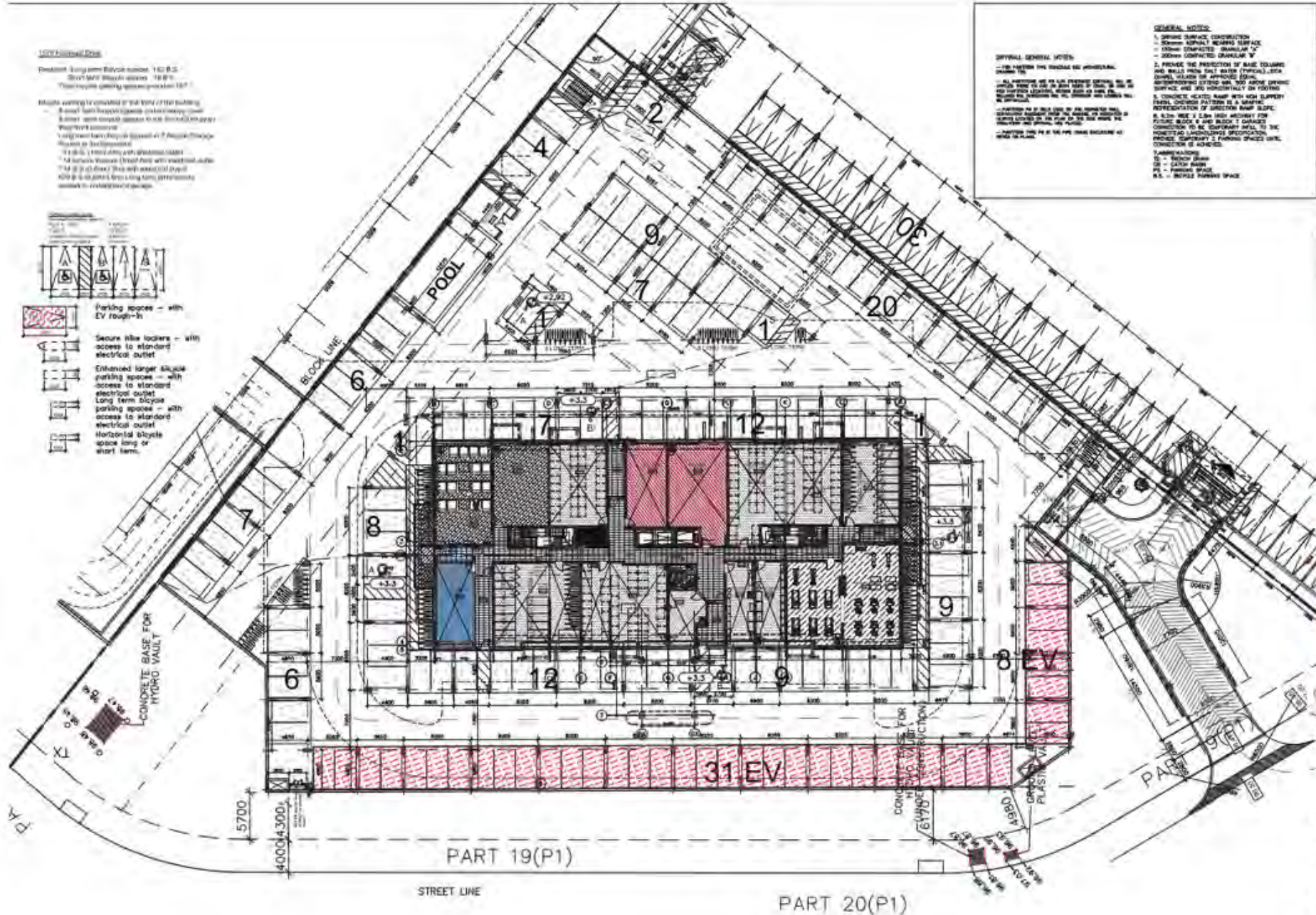
OVERALL SITE PLAN - BLOCK 6, 7 & 8

Project No.	2304
Sheet No.	ASP01



OVERALL SITE PLAN

KEY PLAN



GENERAL NOTES

1. SPRING SURFACE CONSTRUCTION
2. REMOVE EXISTING REINFORCED SURFACE
3. 300mm COMPACTED GRANULAR 'B'
4. 100mm COMPACTED GRANULAR 'A'
5. CONCRETE SLABS SHALL BE REINFORCED WITH #4 REINFORCING BARS AT 1000mm SPACING
6. ALL JOINTS SHALL BE REINFORCED WITH #4 REINFORCING BARS
7. ALL JOINTS SHALL BE REINFORCED WITH #4 REINFORCING BARS
8. ALL JOINTS SHALL BE REINFORCED WITH #4 REINFORCING BARS
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12. ALL JOINTS SHALL BE REINFORCED WITH #4 REINFORCING BARS

STRUCTURAL GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER BUILDING DEPARTMENT REGULATIONS AND THE BC BUILDING CODE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER BUILDING DEPARTMENT REGULATIONS AND THE BC BUILDING CODE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER BUILDING DEPARTMENT REGULATIONS AND THE BC BUILDING CODE.

DO NOT SCALE DRAWING

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NO.	DATE	DESCRIPTION
1		ISSUE FOR PERMIT APPLICATION
2		ISSUE FOR PERMIT APPLICATION
3		ISSUE FOR PERMIT APPLICATION
4		ISSUE FOR PERMIT APPLICATION
5		ISSUE FOR PERMIT APPLICATION

NOTES:

- 1. SEE CIVIL DRAWING FOR ALL DIMENSIONS
- 2. SEE CIVIL DRAWING FOR ALL DIMENSIONS
- 3. SEE CIVIL DRAWING FOR ALL DIMENSIONS

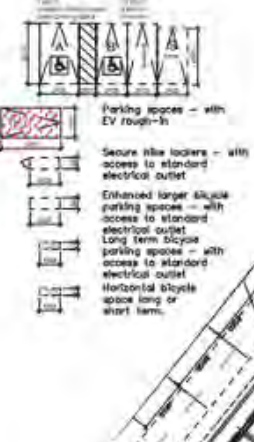
Parking spaces - with EV rough-in

Secure bike lockers - with access to standard electrical outlet

Enhanced larger bicycle parking spaces - with access to standard electrical outlet

Long term bicycle parking spaces - with access to standard electrical outlet

Horizontal bicycle space long or short term.



LEGEND

- CONCRETE SLAB
- CONCRETE BEAM
- CONCRETE WALL
- REINFORCEMENT
- ELECTRICAL OUTLET
- EV ROUGH-IN
- SECURE BIKE LOCKER
- ENHANCED LARGER BICYCLE PARKING SPACE
- LONG TERM BICYCLE PARKING SPACE
- HORIZONTAL BICYCLE SPACE

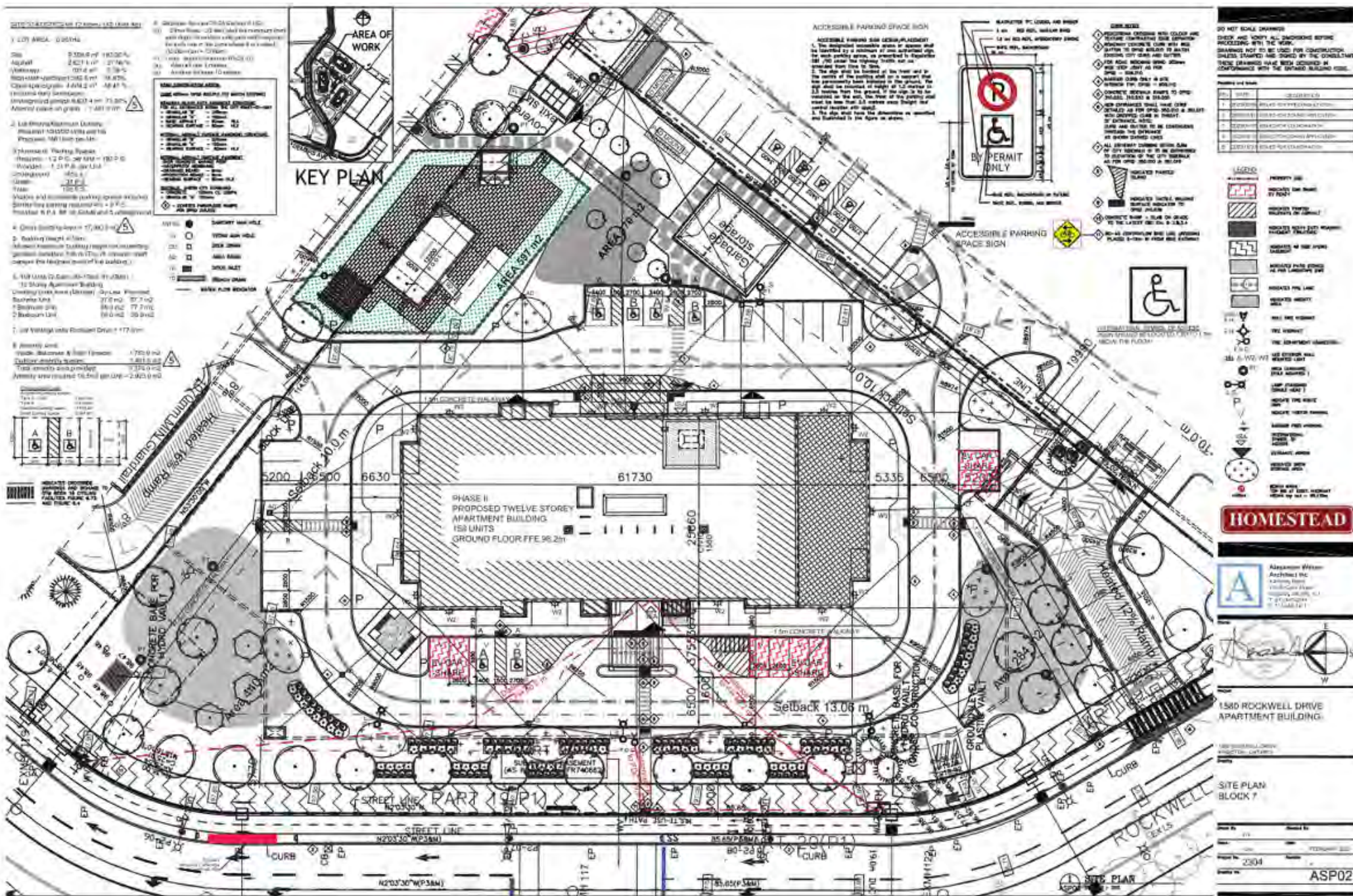
HOMESTEAD

Alexander Weston
Architects Inc.
1000 West Broadway
Vancouver, BC V6H 3G2
Tel: (604) 681-2828
Fax: (604) 681-2829

1680 ROCKWELL DRIVE
APARTMENT BUILDING

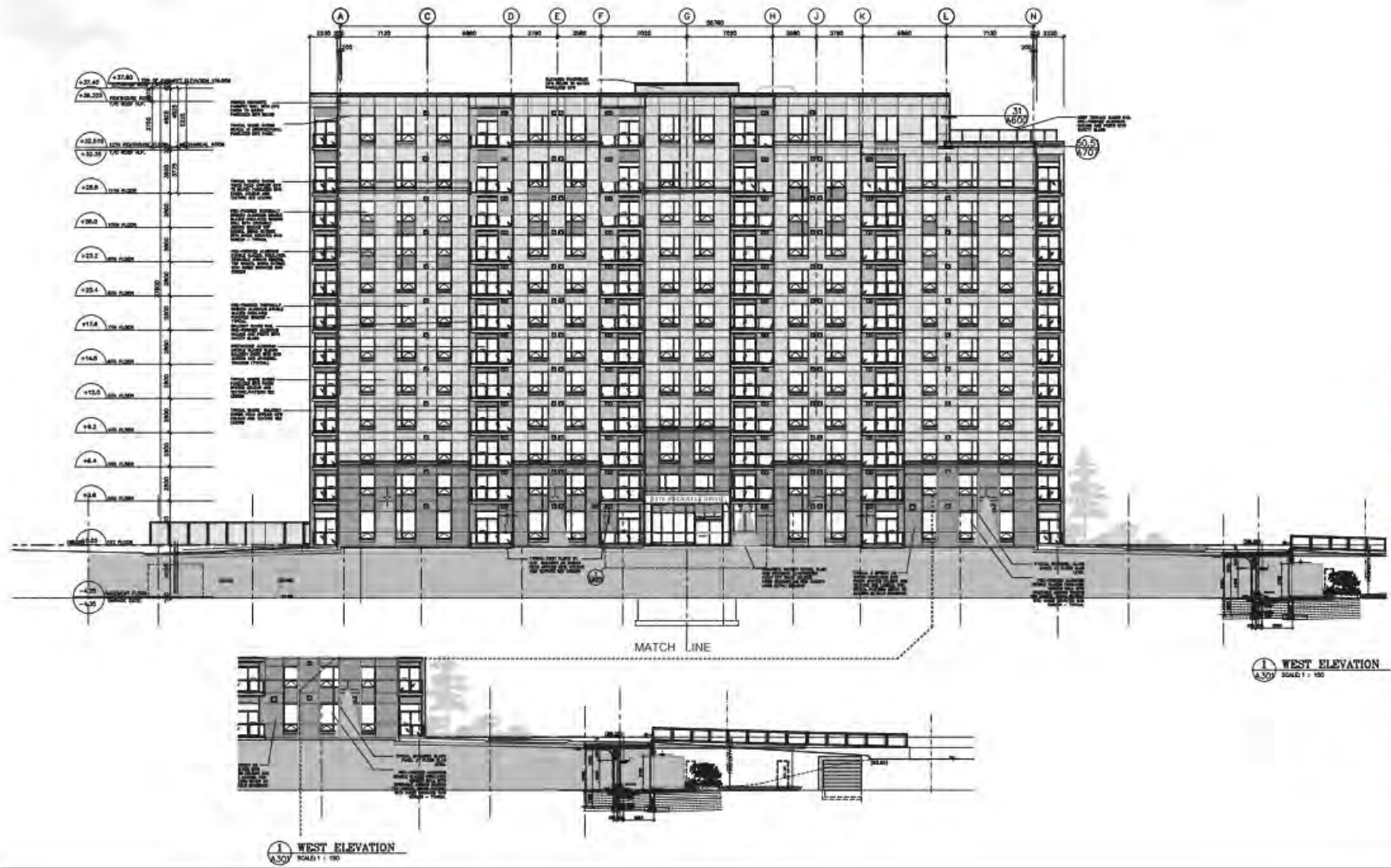
GARAGE PLAN
BASEMENT FLOOR PLAN

NO.	DATE	DESCRIPTION
1		
2		
3		



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PROCEEDING WITH THE WORK.
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THESE DRAWINGS HAVE BEEN DESIGNED IN
CONFORMANCE WITH THE OREGON BUILDING CODE.

REV.	DATE	DESCRIPTION
1	02/06/2024	ISSUED FOR PERMITS - 15750114
2	02/06/2024	ISSUED FOR PERMITS - 15750114
3	02/06/2024	ISSUED FOR PERMITS
4	02/06/2024	ISSUED FOR PERMITS - 15750114



LEGEND
Dryvit Terraneo

- Typical panels & balconies - terra EPS
- Bottom balcony panels and 2nd & 3rd floor balconies - terra EPS



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Alexander Wilson
Architect

1575 ROCKWELL DRIVE
APARTMENT BUILDING

WEST ELEVATION

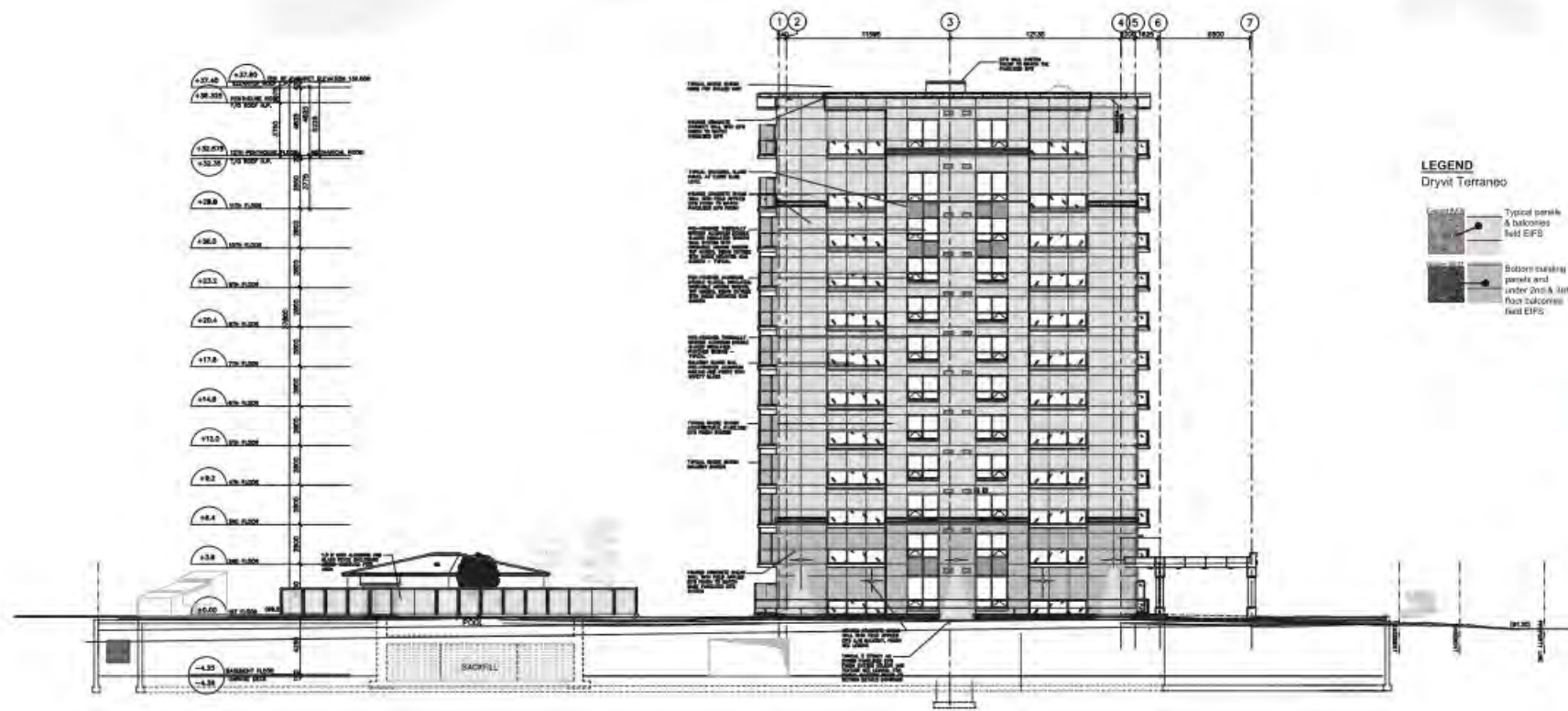
WEST ELEVATION

Drawn By	DAI	Checked By	
Date	02/06/2024	Project	15750114
Sheet No.	2304	Scale	AS01

DO NOT SCALE DRAWINGS
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CONFORMANCE WITH THE ONTARIO BUILDING CODE.

Revisions and Issues

REV.	DATE	DESCRIPTION
1	2023/02/05	ISSUE FOR PERMIT APPLICATION
2	2023/02/07	AMENDMENT FOR PERMIT APPLICATION
3	2023/02/07	ISSUE FOR PERMIT
4	2023/02/08	ISSUE FOR PERMIT APPLICATION



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1576 ROCKWELL DRIVE
APARTMENT BUILDING

1576 ROCKWELL DRIVE
KINGSTON, ONTARIO

NORTH ELEVATION

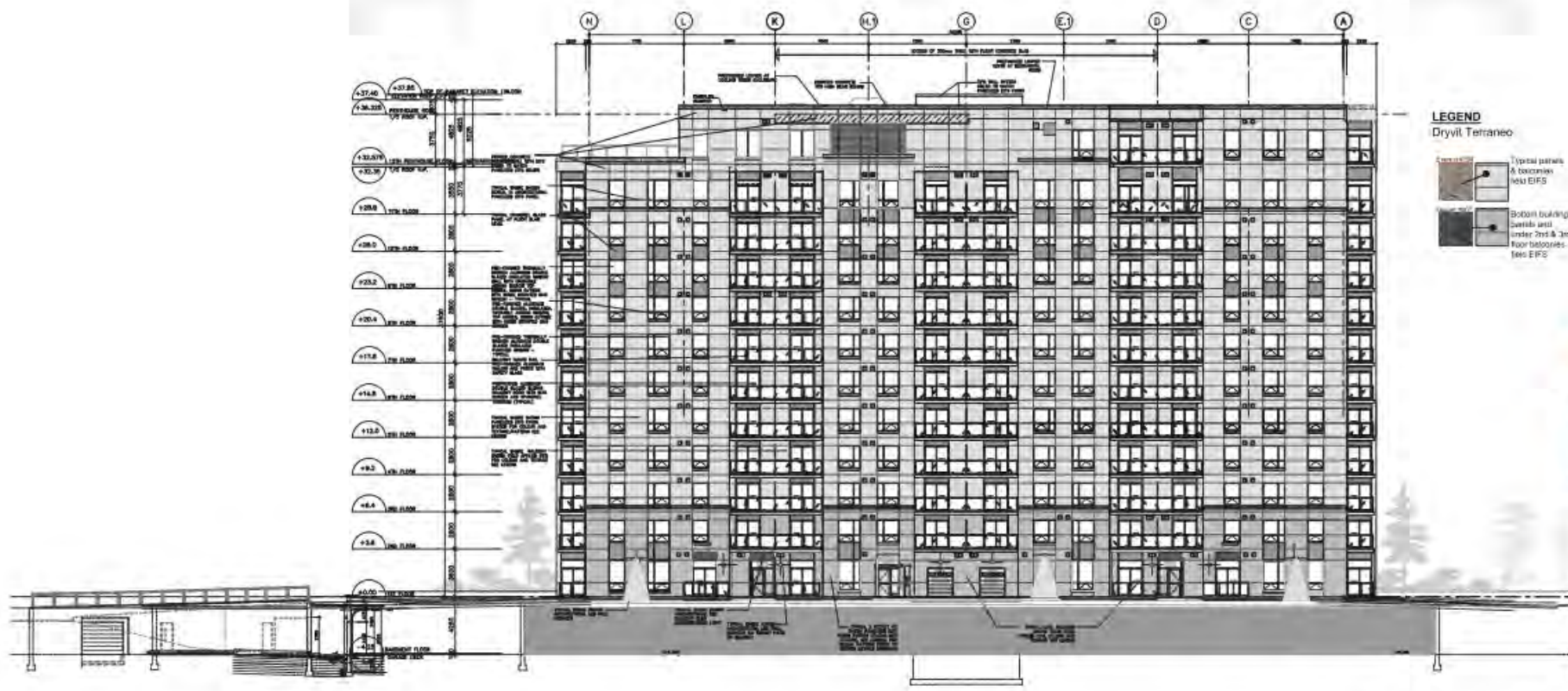
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Drawn By	Checked By
ATV	
Date	Issue
FEBRUARY, 2023	
Project No.	Revision
2304	
Sheet No.	
	A302

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Revisions and Issues

REV	DATE	DESCRIPTION
1	02/04/21	ISSUED FOR PERMIT APPLICATION
2	02/04/21	ISSUED FOR PERMIT APPLICATION
3	02/04/21	ISSUED FOR PERMIT APPLICATION
4	02/04/21	ISSUED FOR PERMIT APPLICATION



LEGEND
Dryvit Terraneo

Typical panels
A concrete
with EIFS

Bottom building panels and under 2nd & 3rd floor balconies - 100 EIFS



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1576 ROCKWELL DRIVE
APARTMENT BUILDING

1576 ROCKWELL DRIVE
KINGSTON, ONTARIO

EAST ELEVATION
SCALE: 1/8" = 1'-0"

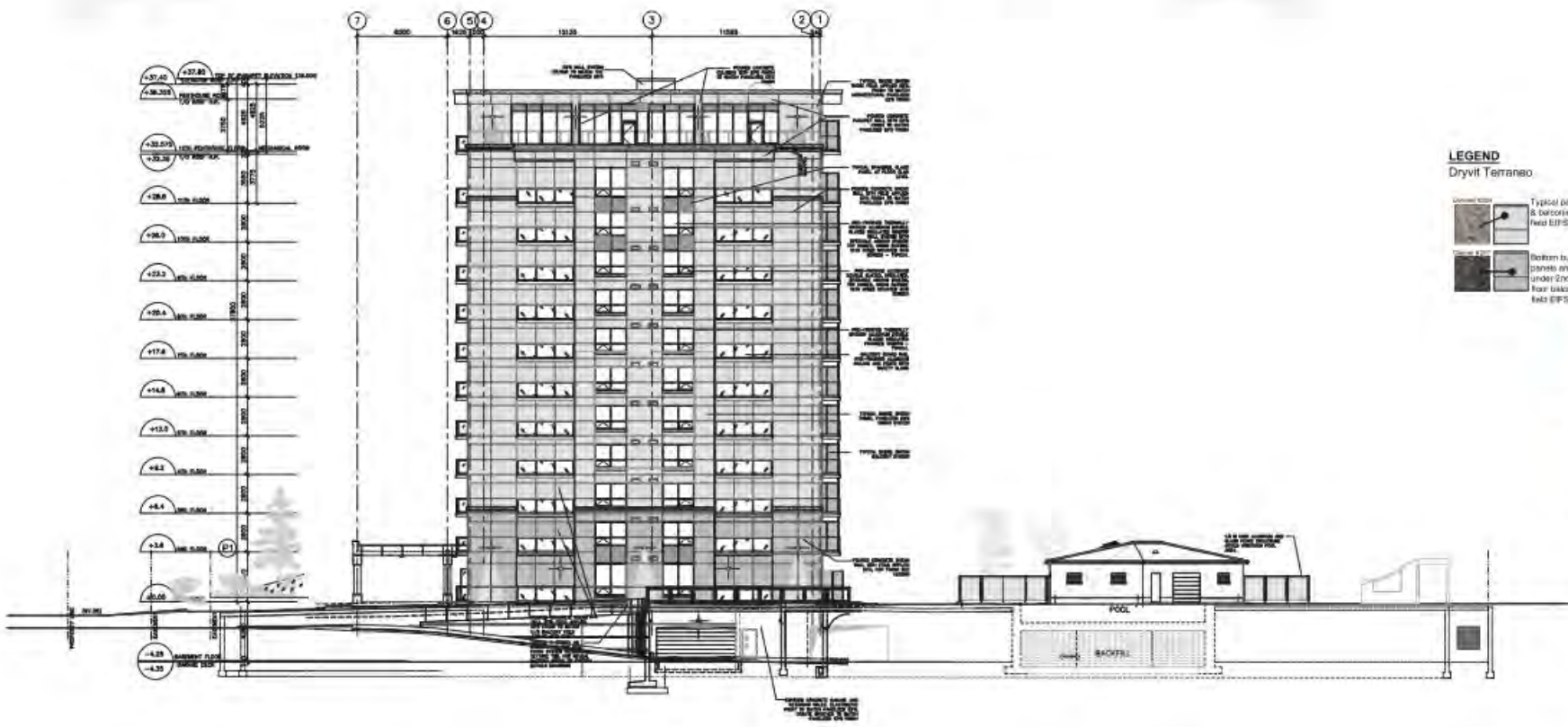
EAST ELEVATION

Drawn By: [] Checked By: []
Date: [] Date: FEBRUARY, 2021
Project No.: 2341 Issue: 5
Drawing No.: A303

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Revisions and Issues

REV	DATE	DESCRIPTION
01	02/23/2024	ISSUE FOR APPROVAL/STAKE
02	02/23/2024	APPROVAL FOR PERMITS APPLICATION
03	02/23/2024	ISSUE FOR PERMITS
04	02/23/2024	ISSUE FOR CONSTRUCTION



LEGEND
Dryvit Terrazzo

Typical panels & balconies
Front EIPS

Bottom building panels and under 2nd & 3rd floor balconies
Back EIPS



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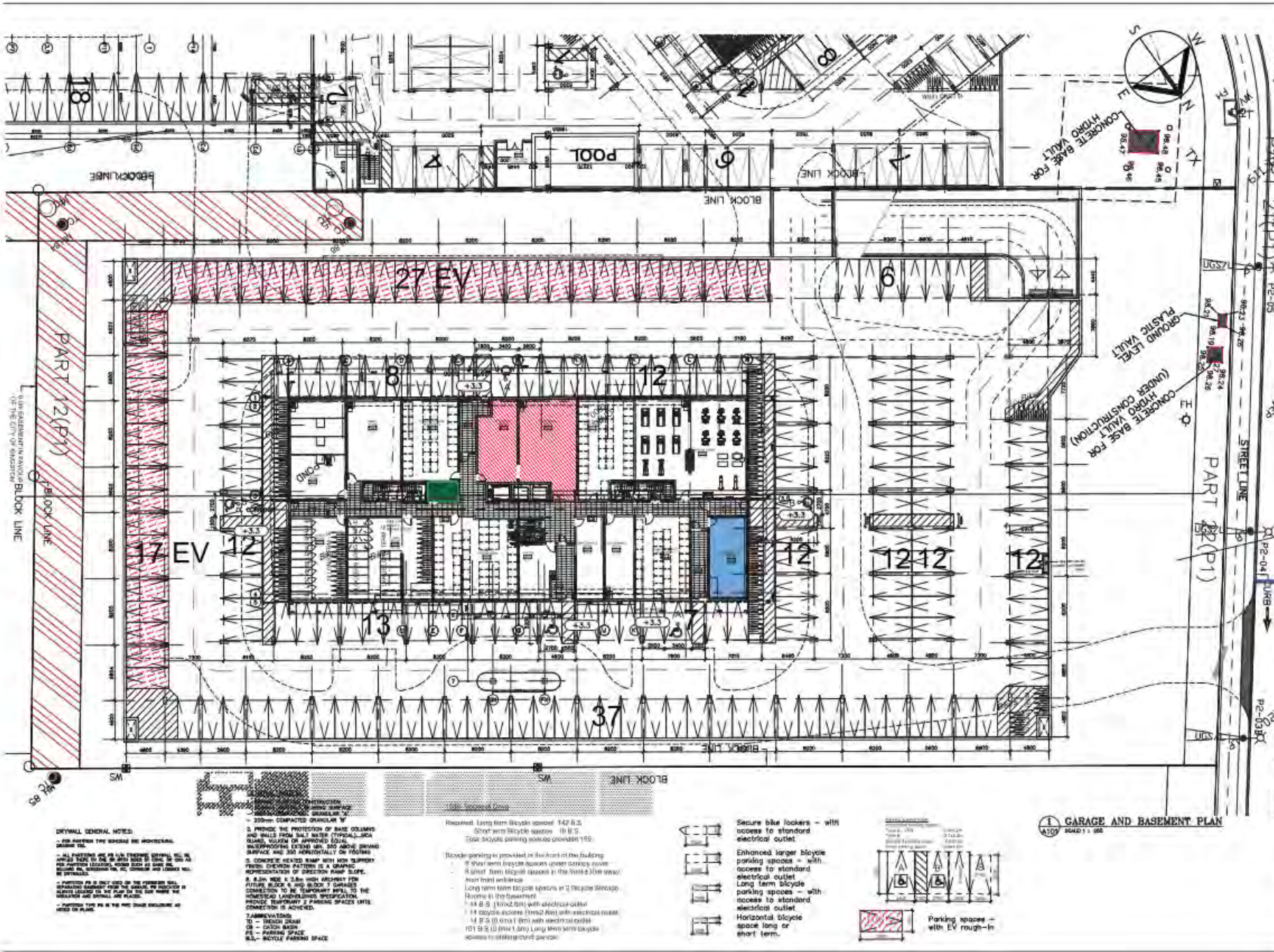
1576 ROCKWELL DRIVE
APARTMENT BUILDING

1576 ROCKWELL DRIVE
KINGSTON, ONTARIO

SOUTH ELEVATION

1 SOUTH ELEVATION
SCALE: 1 : 100

Drawn By	Checked By
Date	Date
Project No.	Revision
2304	
Sheet No.	A304



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NO.	DATE	DESCRIPTION
1	02/06/24	ISSUED FOR PERMIT APPLICATION
2	02/06/24	ISSUED FOR CONSTRUCTION APPLICATION
3	02/06/24	ISSUED FOR CONSTRUCTION APPLICATION
4	02/06/24	ISSUED FOR CONSTRUCTION APPLICATION
5	02/06/24	ISSUED FOR CONSTRUCTION APPLICATION

LEGEND

- FINISH FLOORING OR SURFACE
- FINISH BY OWNER
- UNFINISHED AREAS BY OWNER
- 2" x 4" CEILING FLOOR FIN.
- 1" x 4" CEILING FLOOR FIN.
- CARPET TILE
- FINISH CONCRETE FLOOR
- FINISH FLOOR
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HOMESTEAD
Alexander Wilson
Architect Inc.
1650 Rockwell Drive, Suite 100
Norcross, GA 30071
Tel: 770-249-2444
Fax: 770-249-1419

Garage and Basement Plan
Scale: 1/8" = 1'-0"

DETAIL GENERAL NOTES:

- 1. PROVIDE THE PROTECTION OF BASE COLUMNS AND WALLS FROM SALT WATER (TYPICAL - SOAK SALTS) AND APPROVED LOCAL UNDERGROUND (UFGW) AND ABOVE GROUND SURFACE AND 300 HORIZONTAL ON ROOFING
- 2. FINISH CONCRETE FLOOR WITH NEW SUPPLY FROM FINISH PATTERNS IS A GRAPHIC REPRESENTATION OF FINISH FLOOR
- 3. FINISH WITH FINISH FLOORING (SEE FLOOR PLAN FOR FINISHING SCHEDULE)
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- 100. FINISH WITH FINISH FLOORING (SEE FLOOR PLAN FOR FINISHING SCHEDULE)

100% Section of Plan

Required: Long Term Bicycle Storage: 142 B.S.
Short Term Bicycle Storage: 16 B.S.
Total Bicycle Storage Spaces: 158

Bicycle parking is provided in location of the building:

- 8 short term bicycle spaces (short term) in the front of building
- 4 short term bicycle spaces in the front of building (front of building)
- 4 long term bicycle spaces in the front of building (front of building)
- 14 bicycle spaces (14x8 ft) with electrical outlet
- 14 bicycle spaces (14x8 ft) with electrical outlet
- 14 B.S. (12 ft x 8 ft) with electrical outlet
- 101 B.S. (10 ft x 8 ft) Long Term Short Term bicycle storage in all provided garage

Secure bike lockers - with access to standard electrical outlet

Enhanced larger bicycle parking spaces - with access to standard electrical outlet

Long term bicycle parking spaces - with access to standard electrical outlet

Horizontal bicycle space long or short term

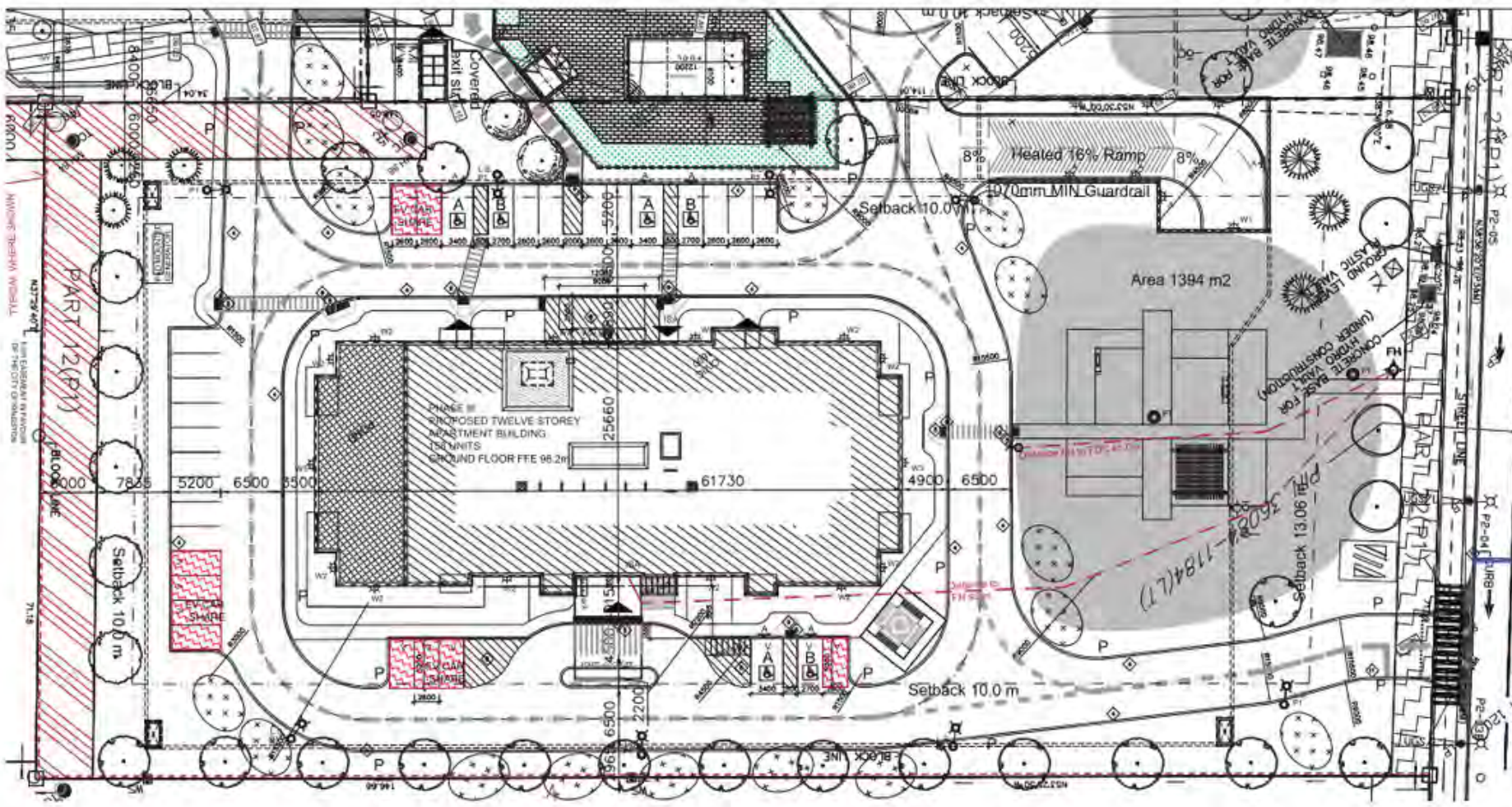
Parking spaces - with EV rough-in

1650 ROCKWELL DRIVE APARTMENT BUILDING

Garage Plan
Basement Floor Plan

Drawn By: _____
Checked By: _____
Date: _____
Scale: _____

Project No: 2308
Drawing No: A101



DO NOT SCALE DRAWING
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CONFIRMATION WITH THE ONTARIO BUILDING CODE.

DATE	DESCRIPTION
11/11/2024	PROVISIONAL AND CIVIL TYPING
11/11/2024	REVISIONS AND TYPING
11/11/2024	REVISIONS AND TYPING
11/11/2024	REVISIONS AND TYPING
11/11/2024	REVISIONS AND TYPING
11/11/2024	REVISIONS AND TYPING

- 1.0000 PROPERTY LINE
- 1.0100 FINISHED GRADE
- 1.0200 EXISTING PAVEMENT
- 1.0300 EXISTING ASPHALT DRIVEWAY
- 1.0400 EXISTING ASPHALT DRIVEWAY
- 1.0500 EXISTING ASPHALT DRIVEWAY
- 1.0600 EXISTING ASPHALT DRIVEWAY
- 1.0700 EXISTING ASPHALT DRIVEWAY
- 1.0800 EXISTING ASPHALT DRIVEWAY
- 1.0900 EXISTING ASPHALT DRIVEWAY
- 1.1000 EXISTING ASPHALT DRIVEWAY
- 1.1100 EXISTING ASPHALT DRIVEWAY
- 1.1200 EXISTING ASPHALT DRIVEWAY
- 1.1300 EXISTING ASPHALT DRIVEWAY
- 1.1400 EXISTING ASPHALT DRIVEWAY
- 1.1500 EXISTING ASPHALT DRIVEWAY
- 1.1600 EXISTING ASPHALT DRIVEWAY
- 1.1700 EXISTING ASPHALT DRIVEWAY
- 1.1800 EXISTING ASPHALT DRIVEWAY
- 1.1900 EXISTING ASPHALT DRIVEWAY
- 1.2000 EXISTING ASPHALT DRIVEWAY



SITE STATISTICS BY 10'x10' METER GRID

1.001 AREA = 100 sq m

Site: 98,100 sq m (100%)
 Covered: 3,112 sq m (3.18%)
 Walkways: 281 sq m (0.29%)
 Driveways: 1,487 sq m (1.52%)
 Landscaping: 2,412 sq m (2.46%)
 Uncovered: 92,808 sq m (94.55%)

1. Building Height = 30m
2. 110 Units (2-Bed, 85-10m; 91-28m)
3. 10-Storey Apartment Building
4. Covered Area: 3,112 sq m
5. Uncovered Area: 92,808 sq m
6. Setback: 10.0m
7. 100% Coverage
8. 100% Coverage
9. 100% Coverage
10. 100% Coverage
11. 100% Coverage
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16. 100% Coverage
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18. 100% Coverage
19. 100% Coverage
20. 100% Coverage



- CONCRETE**
- 1. CONCRETE FINISH WITH COLOR AND POLISH
 - 2. CONCRETE FINISH WITH POLISH
 - 3. CONCRETE FINISH WITH POLISH
 - 4. CONCRETE FINISH WITH POLISH
 - 5. CONCRETE FINISH WITH POLISH
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 - 19. CONCRETE FINISH WITH POLISH
 - 20. CONCRETE FINISH WITH POLISH



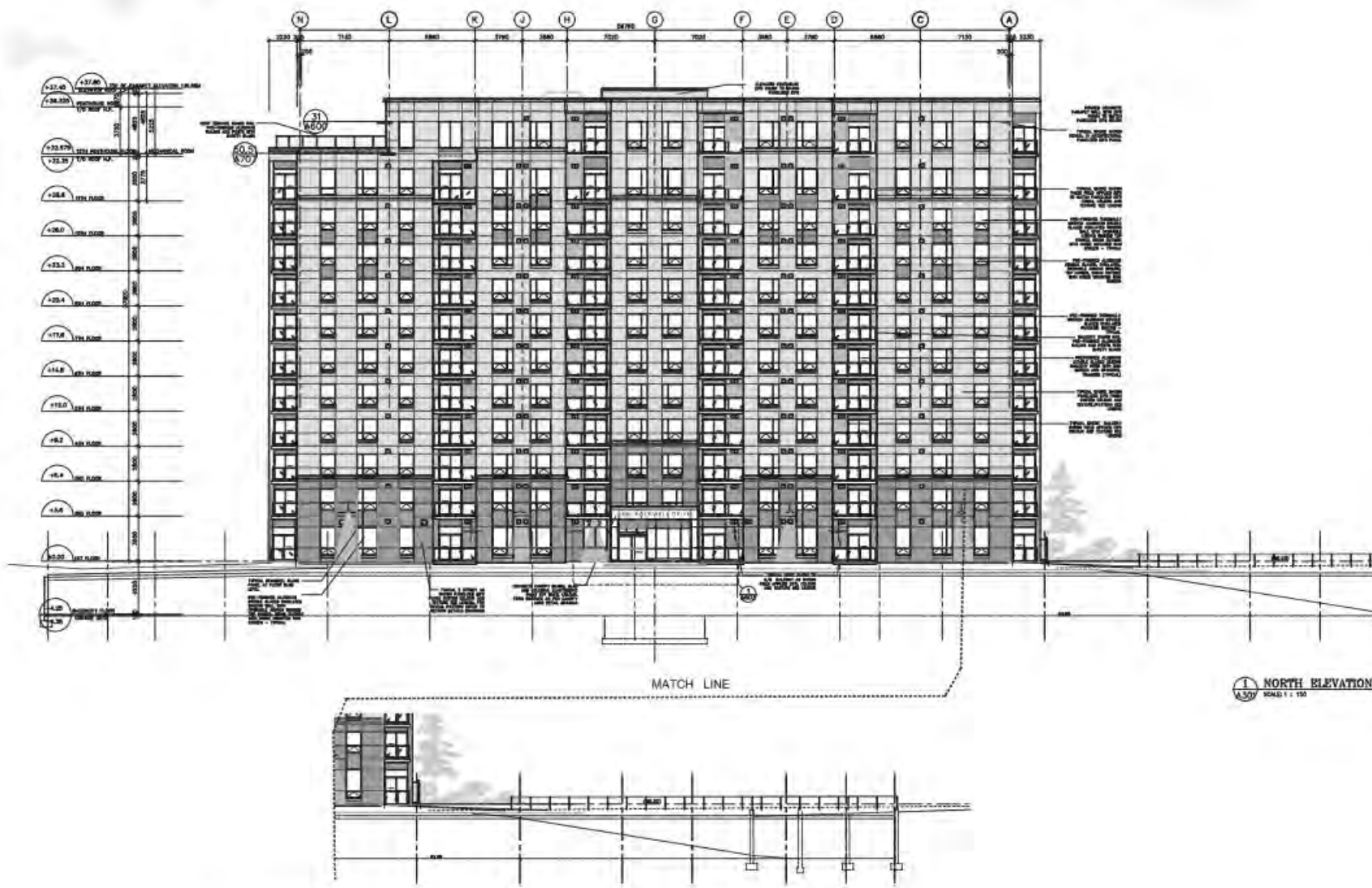
- ACCESSIBLE PARKING SPACE SIGN**
1. The sign shall be located at the front and to the right of the parking stall or in a location that is clearly visible to the driver of the vehicle.
 2. The sign shall be located at the front and to the right of the parking stall or in a location that is clearly visible to the driver of the vehicle.
 3. The sign shall be located at the front and to the right of the parking stall or in a location that is clearly visible to the driver of the vehicle.
 4. The sign shall be located at the front and to the right of the parking stall or in a location that is clearly visible to the driver of the vehicle.
 5. The sign shall be located at the front and to the right of the parking stall or in a location that is clearly visible to the driver of the vehicle.
 6. The sign shall be located at the front and to the right of the parking stall or in a location that is clearly visible to the driver of the vehicle.
 7. The sign shall be located at the front and to the right of the parking stall or in a location that is clearly visible to the driver of the vehicle.
 8. The sign shall be located at the front and to the right of the parking stall or in a location that is clearly visible to the driver of the vehicle.
 9. The sign shall be located at the front and to the right of the parking stall or in a location that is clearly visible to the driver of the vehicle.
 10. The sign shall be located at the front and to the right of the parking stall or in a location that is clearly visible to the driver of the vehicle.

- KEY PLAN**
1. REFER TO WESTWORTH LANDSCAPE PLAN FOR LANDSCAPE PLANTING AND LANDSCAPE FEATURES
 2. REFER TO CIVIL ENGINEERING AND WEST VALLEY SUBDIVISION PHASE 2 DRAWINGS FOR LEADING, UTILITY, JOIST ATTACHMENT, SERVICES DETAILS, SANITARY AND STORM DRAINAGE, STREET LIGHTING
 3. REFER TO (S)PHASE 1 ENGINEERING AND CIVIL ENGINEERING DRAWINGS FOR LEADING SERVICES AND DETAILS



DO NOT SCALE DRAWINGS
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REV	DATE	DESCRIPTION
1	02/07/2024	ISSUED FOR PERMIT APPLICATION
2	02/07/2024	ISSUED FOR PERMIT APPLICATION
3	02/07/2024	ISSUED FOR PERMIT APPLICATION
4	02/07/2024	ISSUED FOR PERMIT APPLICATION



LEGEND
Dryvit Terrazzo



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44 Kinross Road
180-201 Connaught
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F: 613-342-4411

Alexander Wilson
Architect

1588 ROCKWELL DRIVE
APARTMENT BUILDING

1588 ROCKWELL DRIVE
KINGSTON, ONTARIO

NORTH ELEVATION

Drawn By: [Signature] Checked By: [Signature]
Scale: 1/8" = 1'-0" Date: FEBRUARY 2024
Project No.: 2308
Drawing No.: A301

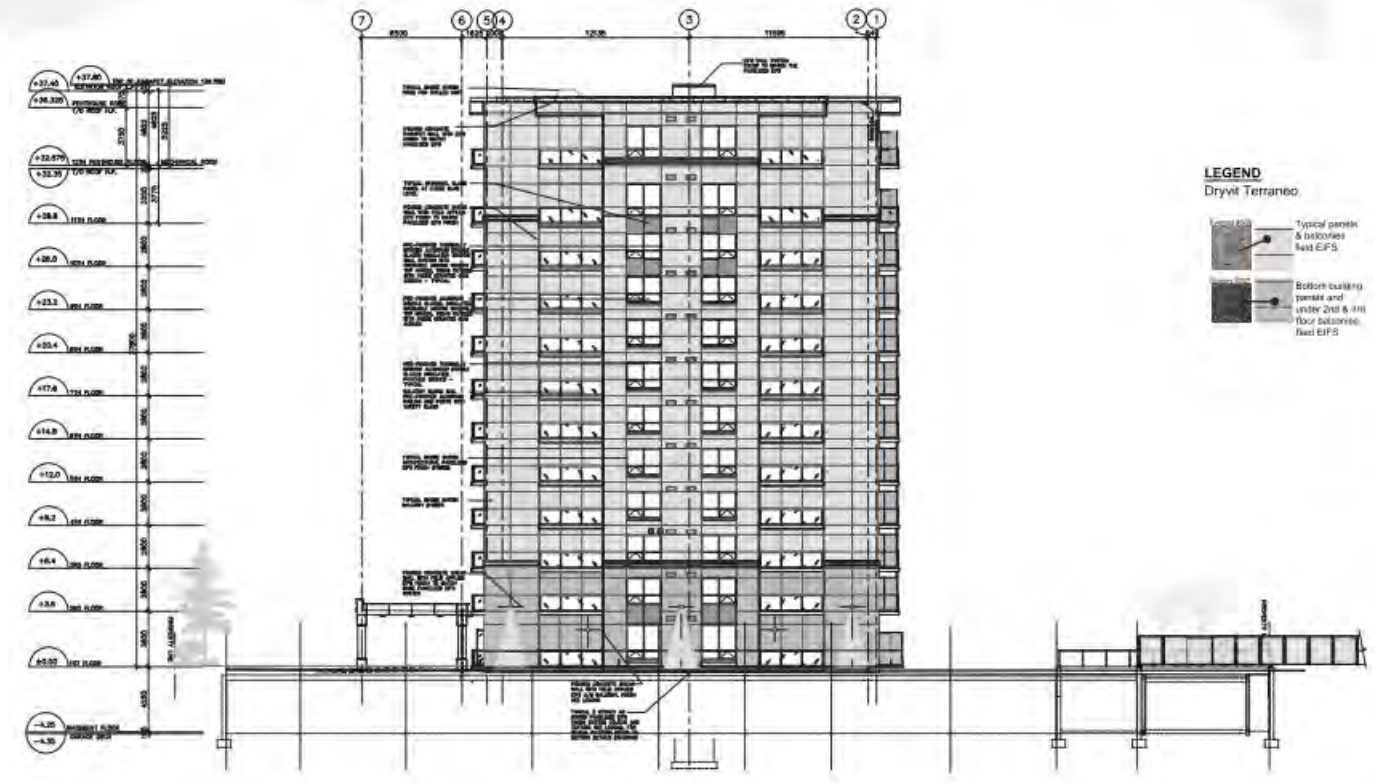
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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Revisions and Issues

REV.	DATE	DESCRIPTION
1	2023/02/09	ISSUED FOR PERMITTING & UTILITY
2	2023/03/01	ISSUED FOR ZONING & PRACTICAL
3	2023/07/11	ISSUED FOR PERMITTING
4	2023/08/10	ISSUED FOR ZONING & PRACTICAL



LEGEND
Dryvit Terrazzo

- Typical panels & balconies face EPS
- Bottom building panels and under 2nd & 1st floor balconies face EPS



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[Signature]

1588 ROCKWELL DRIVE
APARTMENT BUILDING

1588 ROCKWELL DRIVE
KINGSTON, ONTARIO

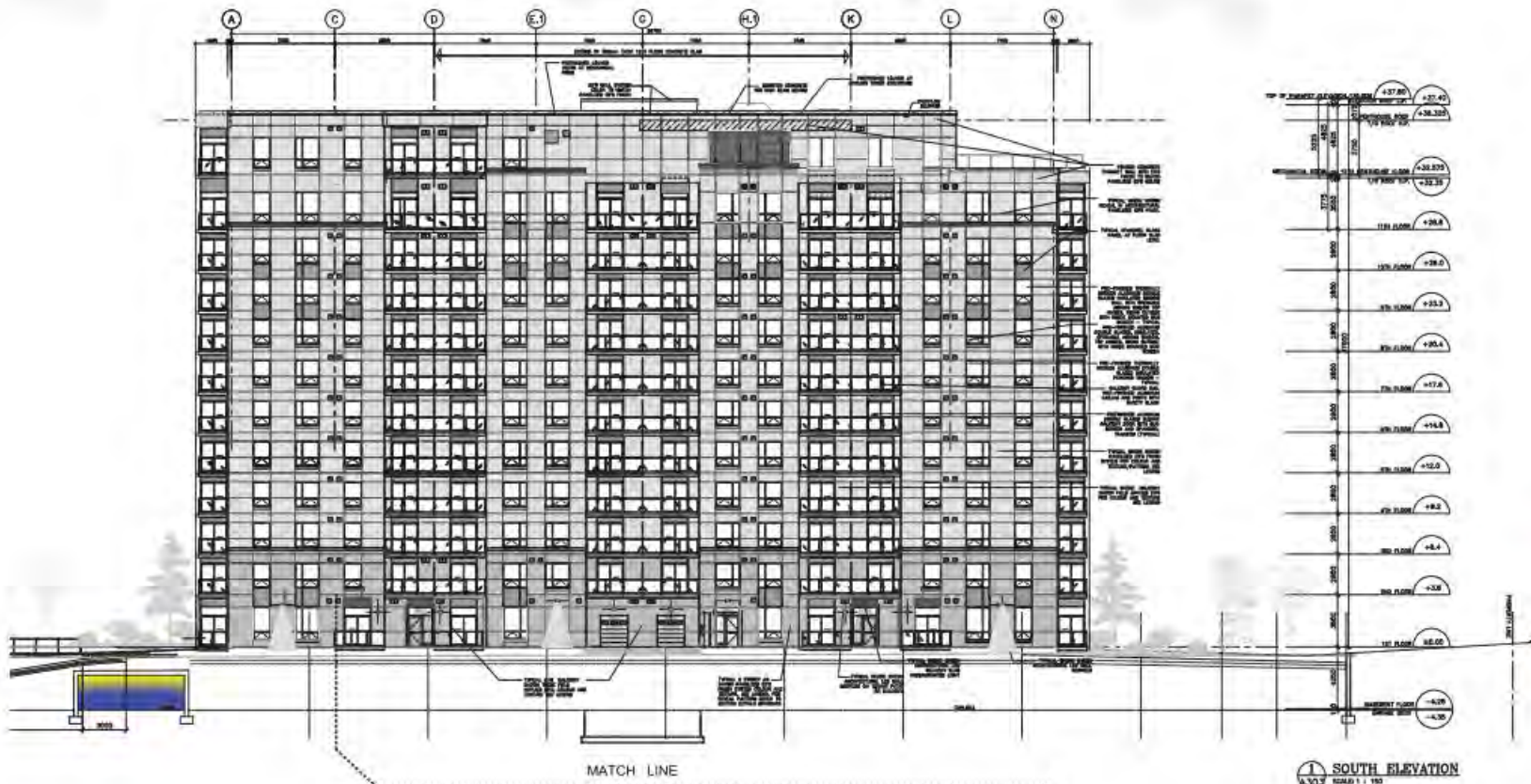
WEST ELEVATION

WEST ELEVATION
SCALE: 1/8" = 1'-0"

Drawn By: *[Signature]* Date: FEBRUARY, 2024
Project No: 2308
Drawing No: A302

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REV.	DATE	DESCRIPTION
1	02/02/24	ISSUED FOR PERMITS
2	02/02/24	ISSUED FOR PERMITS APPLICATION
3	02/02/24	ISSUED FOR PERMITS
4	02/02/24	ISSUED FOR PERMITS APPLICATION



HOMESTEAD

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440 City Place
10000 South Dale
Naperville, IL 60563
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F: 630-582-1477

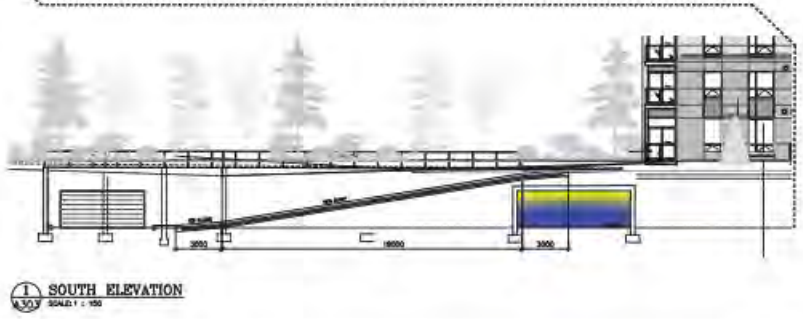
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1588 ROCKWELL DRIVE
APARTMENT BUILDING

1588 ROCKWELL DRIVE
BENSON, ILLINOIS

SOUTH ELEVATION

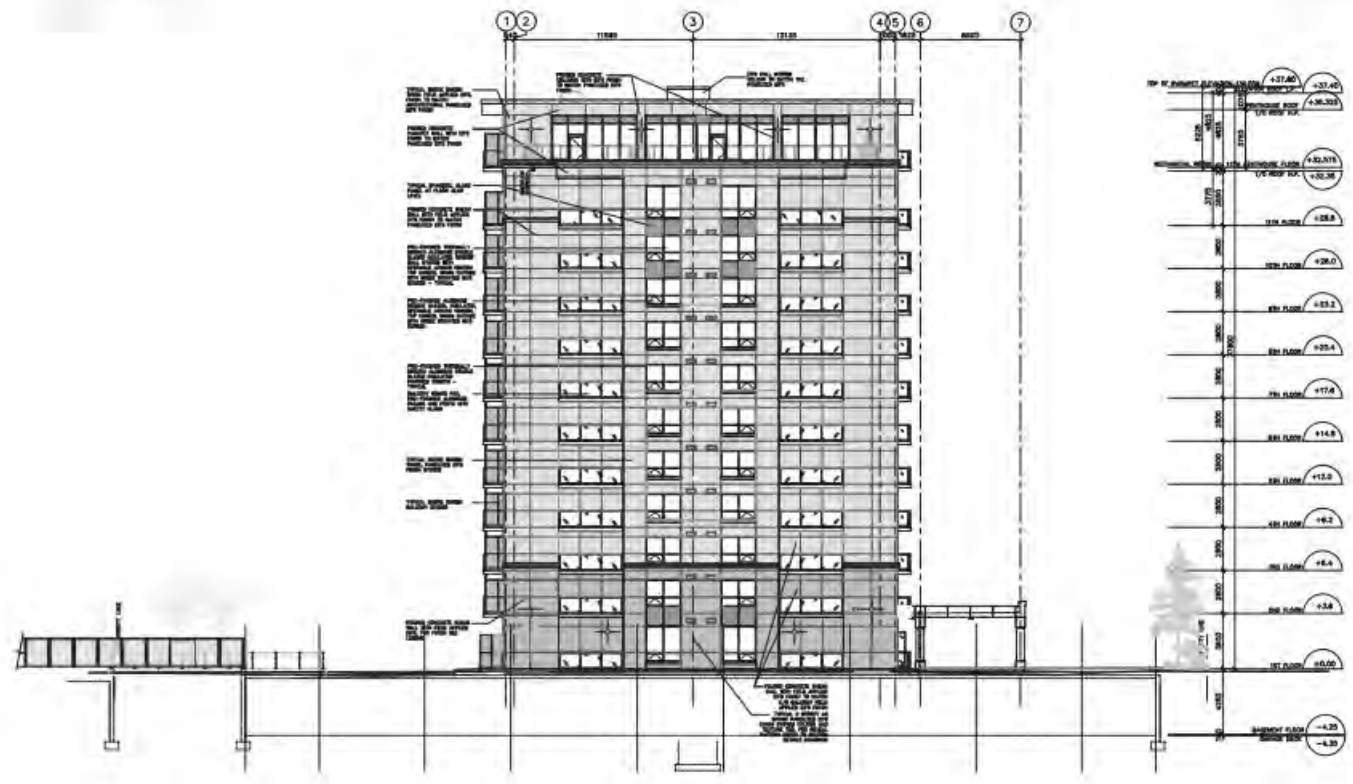
Drawn by: [Name] Checked by: [Name]
Date: [Date] Date: FEBRUARY 2024
Project No.: [Number] Scale:
Drawing No.: **A303**



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Revisions and Issues

REV.	DATE	DESCRIPTION
1	2/20/2024	ISSUED FOR PERMITS
2	2/20/2024	ISSUED FOR PERMITS
3	2/20/2024	ISSUED FOR PERMITS
4	2/20/2024	ISSUED FOR PERMITS



LEGEND
Dryvit Terrazzo



HOMESTEAD

Alexander Wilson
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Architectural Firm
15000 South Dale
Naperville, IL 60563-1141
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F: 630.545.1147

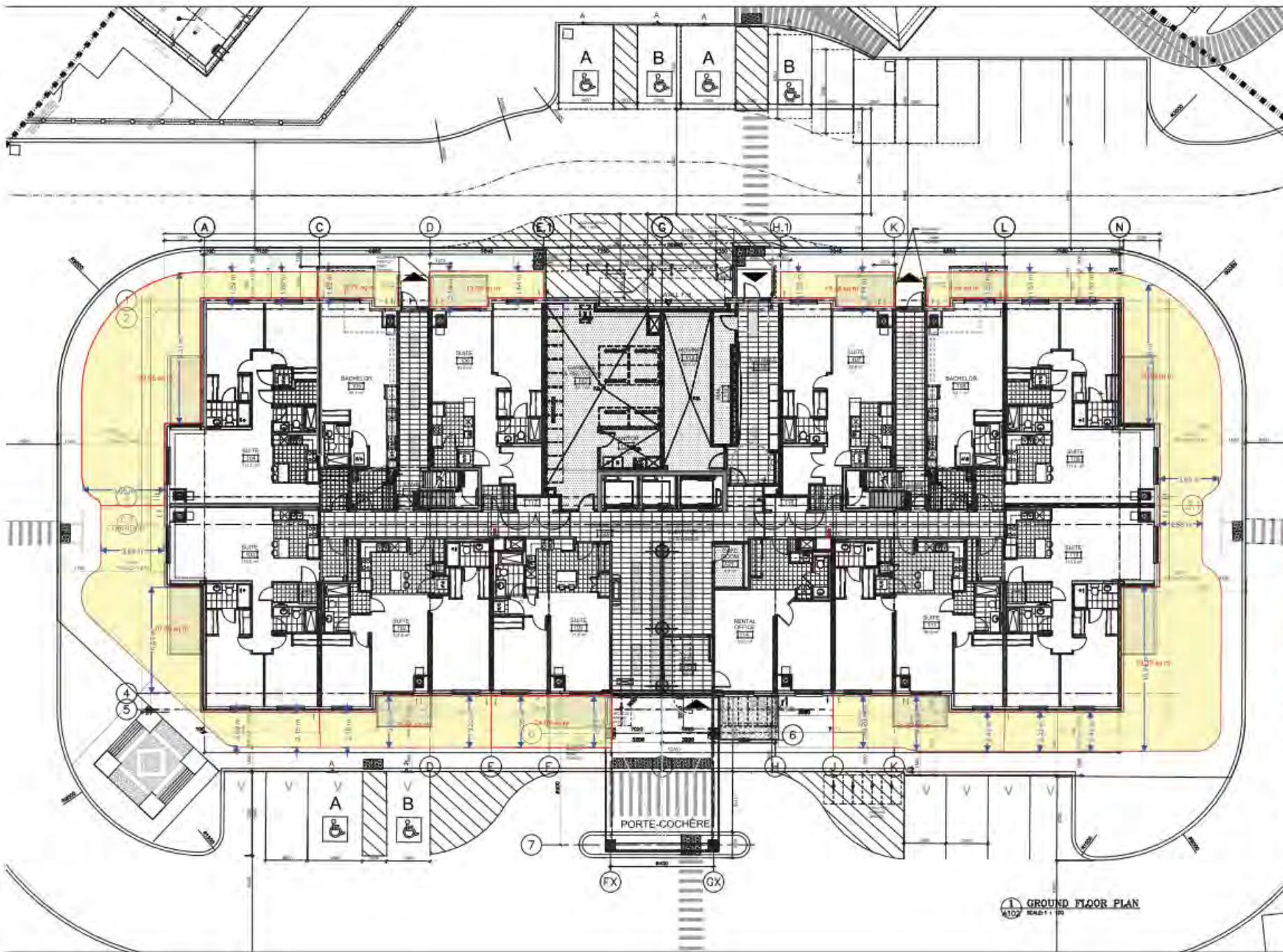
1588 ROCKWELL DRIVE
APARTMENT BUILDING

1588 ROCKWELL DRIVE
ARRESTON, ILLINOIS

EAST ELEVATION
SCALE 1/4" = 1'-0"

EAST ELEVATION

Drawn By	Checked By
BYE	BYE
Date	Date
FEBRUARY, 2024	
Sheet No. 2308	Sheet
Job No.	Job No.
	A304



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Revisions and Notes

NO.	DATE	DESCRIPTION
1	2024-07-10	ISSUED FOR PERMIT
2	2024-07-10	ISSUED FOR PERMIT

Legend:

- 1" x 1" TYPICAL FLOOR TILE
- 1" x 1" TYPICAL BATH MAT
- LAMINATE FLOOR
- CARPET TILE
- FINISHED CONCRETE FLOOR
- 1/2" x 1/2" x 1/2" BRICK
- FIRE ESCAPE
- STAIR WALK
- ROUNDED WALL SECTION
- ROUNDED WINDOW SECTION
- ROUNDED PLAN DETAIL

HOMESTEAD

Alexander Wilson
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115 St. George Street
Toronto, ON M7J 1V1
Tel: 416-593-2244
Fax: 416-593-2245

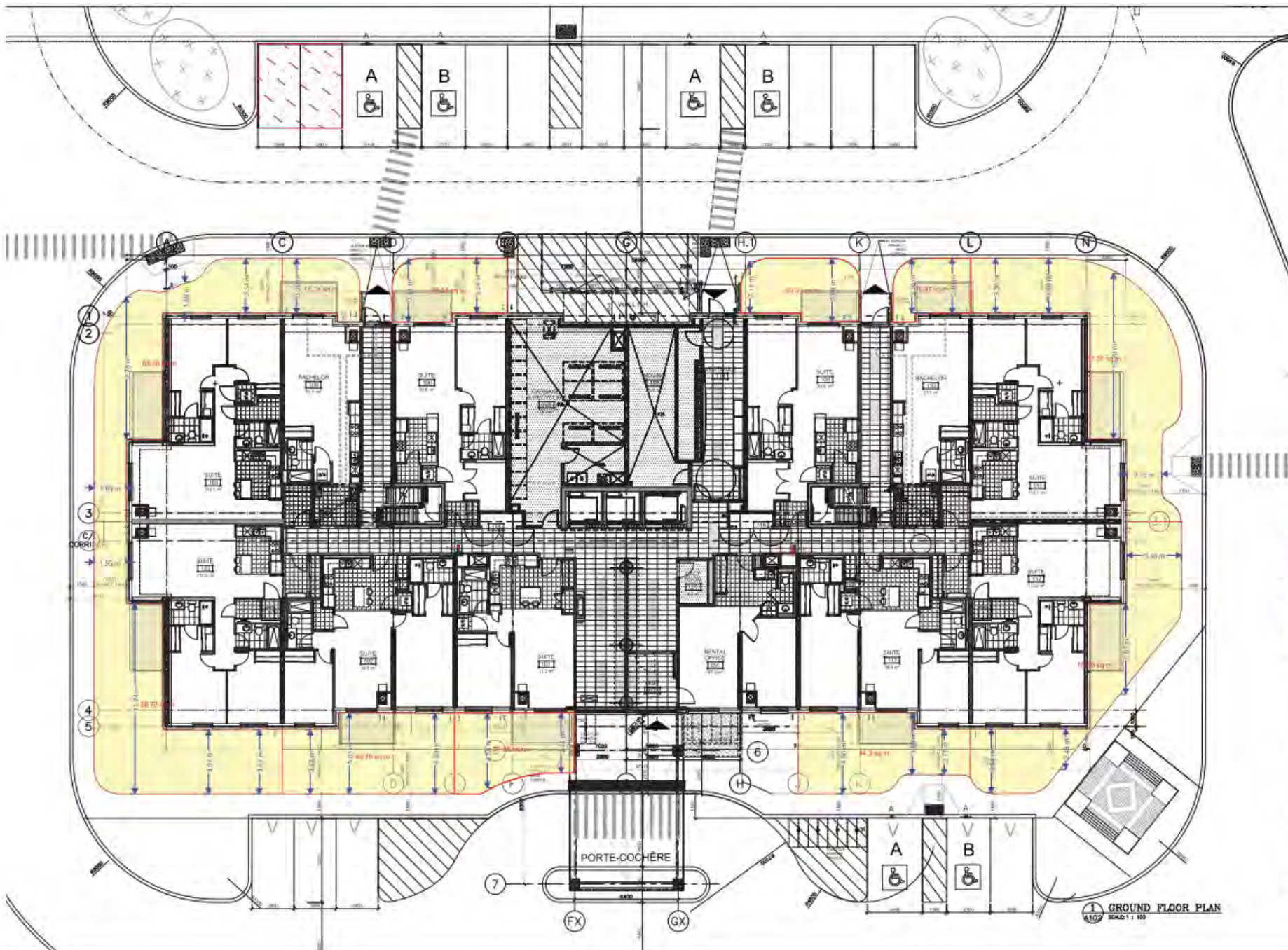
Project:
1576 ROCKWELL DRIVE
APARTMENT BUILDING

1576 ROCKWELL DRIVE
WINDSOR, ONTARIO

GROUND FLOOR PLAN
BLOCK 7

1 GROUND FLOOR PLAN
A102

Drawn by	Checked by
ES	
Date	Date
2304	19/01/2023
Sheet No.	Block
A102	



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NO.	DATE	DESCRIPTION
1	2020	PROVISIONAL ENERGY PERFORMANCE
2	2020	REVISIONS FOR COMMUNICATION



- LEGEND**
- 150MM CONCRETE FLOOR TILE
 - 150MM FLOOR TILE
 - 150MM FLOOR TILE
 - CARPET TILE
 - PAINTED CONCRETE FLOOR
 - FIRE EXTINGUISHER
 - 150MM PIPE
 - 150MM WALL SECTION
 - 150MM WALL SECTION
 - 150MM WALL SECTION



Alexander Wilson Architect Inc.
 18000 Sunnyside
 Toronto, ON M2L 2L1
 T: 416-593-1344
 F: 416-593-4411



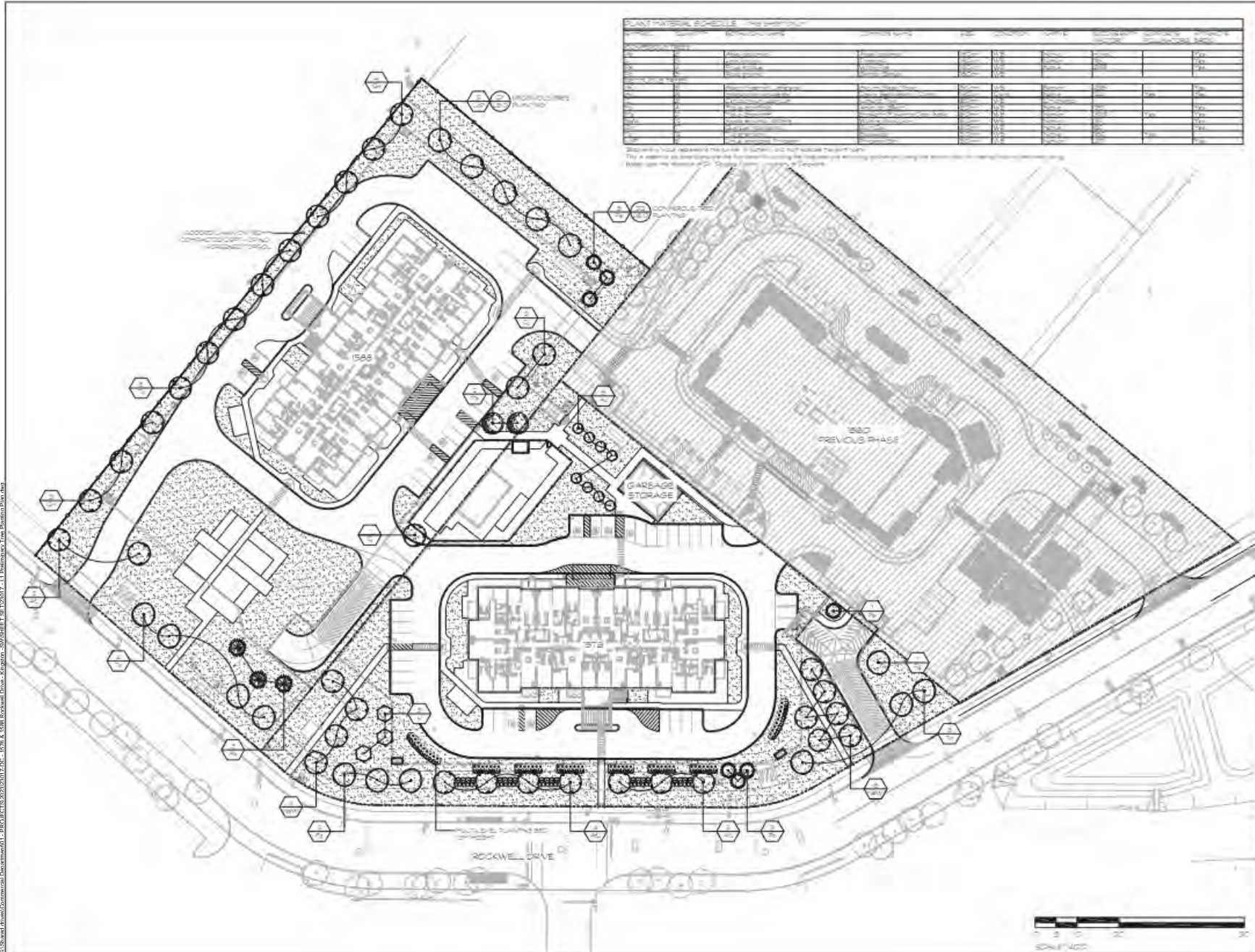
1588 ROCKWELL DRIVE
APARTMENT BUILDING

1588 ROCKWELL DRIVE
APARTMENT BUILDING

GROUND FLOOR PLAN
BLOCK 8

Drawn By	Checked By
ETS	
Date	DATE 2023
Project No.	2308
Sheet No.	A102

GROUND FLOOR PLAN
SCALE: 1:100



NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1
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HOMESTEAD



No.	Description	Date
1	DESIGN FOR APPROVAL	2023-08-27
2	DESIGN FOR REVIEW	2023-09-28
3	DESIGN FOR REVIEW	2023-10-08
4	DESIGN FOR REVIEW	2023-10-15

This design and drawings are the property of The East
Wentworth Landscapes Firm (L1) and are not to be copied
or used for construction purposes without the Landscape
Architect's explicit written consent.



The client and design team will verify all dimensions and
locations of structures, trees, or vegetation in the
landscape to be installed prior to construction work.

Base plan information taken from 3rd Plan provided by
City of Auckland, Auckland Council, dated
2023-07-12

Wentworth Landscapes
1552 Loyal Parkway, # 11 | P.O. Box 946 272
(0) 945 3372

Consultant:



Client HOMESTEAD LAND HOLDINGS LTD	
Project 100 & 108 ROCKWELL DR APARTMENT (SUBDIV)	
Project Owner 100 & 108 ROCKWELL DR HOMESTEAD, DN	
Drawing Title PRELIMINARY TRIP PLANTING PLAN	
Scale 1:500	File Name 20230828.dwg
Drawn By SW	Drawn By ML
Approved By SW	Checked/Noted SW
Project Number 22017-GC	

L1

Site Photographs – July 26, 2023



Figure 1: Looking north along Rockwell Drive to the subject properties.



Figure 2: Looking east from Rockwell Drive to the subject properties.



Figure 3: View of the existing right-of-way along east side of Rockwell Drive.

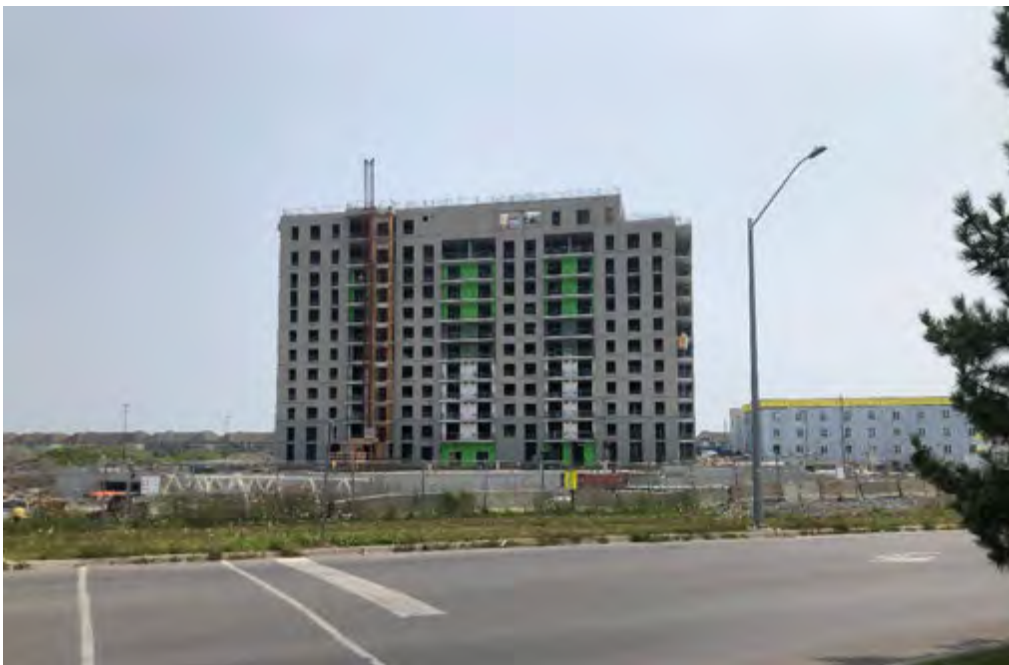


Figure 4: Looking south-east from Rockwell Drive to the apartment at 1560 Rockwell Drive and the long-term care facility at 1306 Demers Avenue (under construction).



Committee of Adjustment Public Notice Notification Map

Address: 1580 and 1600 Rockwell Drive
File Number: D13-022-2023

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

