



**City of Kingston
Committee of Adjustment
Meeting Number 03-2024
Agenda**

**Monday, February 26, 2024 at 5:30 p.m.
Hosted at City Hall in Council Chamber**

Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or isullivan@cityofkingston.ca

Committee Composition

Peter Skebo, Chair
Ken Dakin
Douglas Perkins
Gaurav Rehan
Jeff Scott
Somnath Sinha
Jordan Tekenos-Levy

- 1. Meeting to Order**
- 2. Approval of the Agenda**
- 3. Confirmation of Minutes**
 - a) **That** the minutes of Committee of Adjustment Meeting Number 02-2024, held Monday, January 22, 2024, be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
- 6. Request for Deferral**

7. Returning Deferral Items

Note: Returning Deferral Item 7 a) will be considered immediately after Business Item 8 a).

a) Application for: Minor Variance

File Number: D13-071-2023

Address: 300 Bayfield Lane

District: District 8 – Meadowbrook-Strathcona

Owner: Frontenac Shopping Centre Inc.

Applicant: Patry Group.

The Report of the Commissioner of Growth & Development Services (COA-24-013) is attached.

Schedule Pages 1 – 20

Recommendation:

That minor variance application, File Number D13-071-2023, for the property located at 300 Bayfield Lane to reduce the minimum rear setback and minimum visitor parking setback to support redevelopment of the site with a 6-storey residential building, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62: 21.1.1.E122.(h) – Minimum rear setback

- Requirement: 20 metres
- Proposed: 18.75 metres
- Variance Requested: 1.25 metres

Variance Number 2:

By-Law Number 2022-62: 7.4.9.3(a) – Minimum visitor parking setback

- Requirement: 3.0 metres from any lot line
- Proposed: 2.25 metres from rear lot line
- Variance Requested: 0.75 metres; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-013.

8. Business

Note: Business Item 8 a) will be considered immediately prior to Returning Deferral Item 7 a).

- a) **Subject: Supplemental Report**
File Number: D13-071-2023
Address: 300 Bayfield Lane
District: District 8 – Meadowbrook-Strathcona
Owner: Frontenac Shopping Centre Inc.
Applicant: Patry Group

The Report of the Commissioner of Growth & Development Services (COA-24-022) is attached.

Schedule Pages 21 – 37

Recommendation:

That minor variance application, File Number D13-071-2023, for the property located at 300 Bayfield Lane to support redevelopment of the site with a six-storey residential building, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62: 21.1.1.E122.(h) – Minimum rear setback

- Requirement: 20 metres
- Proposed: 18.75 metres
- Variance Requested: 1.25 metres

Variance Number 2:

By-Law Number 2022-62: 7.4.9.3(a) – Minimum visitor parking setback

- Requirement: 3.0 metres from any lot line
- Proposed: 2.25 metres from rear lot line
- Variance Requested: 0.75 metres;

Variance Number 3:

By-Law Number 2022-62: 7.3.8 – Long-term bike parking spaces

- Requirement: 30% required to be horizontal bike spaces
- Proposed: 2% provided as horizontal bike spaces
- Variance Requested: 28%

Variance Number 4:

By-Law Number 2022-62: 7.3.12.1 – Stacked bike spaces

- Requirement: 0.6 metres wide
- Proposed: 0.5 metres wide
- Variance Requested: 0.1 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-022.

b) Application for: Permission

File Number: D13-069-2023

Address: 115 Lower Union Street

District: District 10 – Sydenham

Owner: Erez Paz Provizor and Hendrick Hans Westenberg

Applicant: Erez Paz Provizor

The Report of the Commissioner of Growth & Development Services (COA-24-020) is attached.

Schedule Pages 38 – 70

Recommendation:

That the application for permission, File Number D13-069-2023, for the property located at 115 Lower Union Street to expand a legal non-complying dwelling with the construction of an approximately 33 square metre, one-storey addition intended for storage, with a rooftop terrace, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-020.

c) Application for: Permission

File Number: D13-054-2023

Address: 1584 St. Lawrence Avenue

District: District 1 – Countryside

Owner: Ana Trajkovic and Zvonko Trajkovic

Applicant: Zvonko Trajkovic

The Report of the Commissioner of Growth & Development Services (COA-24-004) is attached.

Schedule Pages 71 – 89

Recommendation:

That the application for permission, File Number D13-054-2023, for the property located at 1584 St. Lawrence Avenue to increase the height of a non-complying accessory building, be approved; and,

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-004.

d) Application for: Minor Variance

File Number: D13-001-2024

Address: 62 Hatter Street

District: District 5 – Portsmouth

Owner: Vince Baker

Applicant: Vince Baker

The Report of the Commissioner of Growth & Development Services (COA-24-021) is attached.

Schedule Pages 90 – 115

Recommendation:

That minor variance application, File Number D13-001-2024, for the property located at 62 Hatter Street to construct a two-storey addition to a one-storey residential building, be approved, as described below:

Variance Number 1:

By-Law Number: 2022-62 Table 11.8.1.12:

- Requirement: The rear wall of the principal building must not be closer than 7.5 metres to the rear lot line.
- Proposed: 4.0 metres
- Variance Requested: 3.5 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-021.

9. Motions

10. Notices of Motion

11. Other Business

12. Correspondence

13. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Monday, March 18, 2024 at 5:30 p.m.

14. Adjournment