



**City of Kingston
Report to Committee of Adjustment
Report Number COA-24-020**

To: Chair and Members of the Committee of Adjustment
From: Amy Didrikson, Intermediate Planner
Date of Meeting: February 26, 2024
Application for: Permission
File Number: D13-069-2023
Address: 115 Lower Union Street
Owner: Erez Paz Provizor and Hendrick Hans Westenberg
Applicant: Erez Paz Provizor

Council Strategic Plan Alignment:

Theme: Regulatory & compliance

Goal: See above

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for permission for the property located at 115 Lower Union Street. The applicant is proposing to expand a legal non-complying dwelling with the construction of a new one-storey rear addition intended for storage, with a rooftop terrace. The proposal includes removing a one-storey 20 square metre rear addition and replacing this with a one-storey, 33 square metre rear addition. The existing dwelling, which contains three dwelling units, does not comply with the minimum interior side yard setback, maximum building depth and minimum rear yard setback provisions of the Kingston Zoning By-Law. The proposal to expand the building within non-complying setbacks requires a permission to extend a legal non-complying building.

The subject property is designated individually under Part IV of the *Ontario Heritage Act* and is designated as part of the Old Sydenham Heritage Conservation District under Part V of the

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Ontario Heritage Act. A heritage permit was approved by City Council on June 20, 2023, with associated conditions, to permit the proposal.

The requested application for permission under Section 45(2)(a)(i) of the *Planning Act* is consistent with the general purpose and general intent of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The proposed addition is desirable for appropriate development of the subject property and will not result in undue adverse impacts on the surrounding properties and neighbourhood. Therefore, it is recommended that this application for permission under Section 45(2)(a)(i) of the *Planning Act* be approved.

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.

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Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Amy Didrikson, Intermediate
Planner

Consultation with the following Management of the Community Services Group:

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

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Options/Discussion:

On January 9, 2024, an application for permission was submitted by Erez Paz Provizor, on behalf of the owner, Erez Paz Provizor and Hendrick Hans Westenberg, with respect to the property located at 115 Lower Union Street. The application for permission is requested to expand a legal non-complying dwelling with the construction of a new one-storey rear addition intended for storage, with a rooftop terrace. The proposal includes removing a one-storey 20 square metre rear addition in poor repair and replacing this with a one-storey, 33 square metre rear addition. The existing dwelling, which contains three dwelling units, does not comply with the minimum interior side yard setback, maximum building depth and minimum rear yard setback provisions of the Kingston Zoning By-Law. The proposal to expand the building within non-complying setbacks requires a permission to extend a legal non-complying building.

The subject property is designated individually under Part IV of the *Ontario Heritage Act* and is designated as part of the Old Sydenham Heritage Conservation District under Part V of the *Ontario Heritage Act*. A heritage permit was approved by City Council on June 20, 2023, with associated conditions, to permit the proposal. Further information is found in Report [HP-23-013](#).

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

- Site Plan (Exhibit H);
- Cover Letter;
- Architectural Drawings and Conceptual Elevations (Exhibit I); and,
- Site Survey (Exhibit J).

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Site Characteristics

The subject property is located on the north east corner of the intersection of Bagot Street and Lower Union Street (Exhibit B – Key Map). The property abuts residential properties in the Old Sydenham Heritage Conservation District to the north, east and west, and is adjacent to a public park (City Park) to the south west (Exhibit C – Neighbourhood Context Map).

The subject property is designated Residential in the Official Plan (Exhibit D – Official Plan Map) and zoned Heritage Zone 3 – Old Sydenham (HCD3) in Kingston Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map).

The site is developed with a two-storey brick dwelling constructed predominantly in 1856, that includes three dwelling units. The three dwelling units all have a main, front entrance facing Lower Union Street. There is a rear laneway shown as Parts 2, 3 and 4 of Plan 13R11257 on the submitted Survey (Exhibit J) that includes a right-of-way allowing vehicular access at the rear of the subject property from Bagot Street.

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The existing rear, one-storey addition on the subject property, to be demolished and replaced with the larger addition proposed as part of this application, is approximately 20 square metres. According to the applicant, the existing one-storey addition currently functions as a rear access to the main level of the residential building and the basement mechanical room.

It is notable that the existing rear addition shares a wall with the building at 113 Lower Union Street, which is a City-owned property. The roof and eaves of the existing rear addition encroach onto the City-owned property. Staff in Real Estate have reviewed the proposal and have advised that, as the proposed rooftop terrace over the proposed addition will increase this existing encroachment, the proposal will require an encroachment agreement with the City of Kingston. The finalization of this encroachment agreement is included as a condition of approval of the permission and is similarly a condition of approval of the associated heritage permit (City File Number P18-044-2021).

Permission Application

Pursuant to Subsection 45(2)(a)(i) of the *Planning Act*, the Committee of Adjustment may permit the enlargement or extension of a legal non-complying building or structure, but no permission may be given to enlarge or extend the building or structure beyond the original limits of the land where the legal non-complying building or structure is situated. In considering whether to grant a permission pursuant to Subsection 45(2)(a)(i), the relevant test is:

- 1) Whether the application is desirable for appropriate development of the subject property; and,**
- 2) Whether the application will result in undue adverse impacts on the surrounding properties and neighbourhood.**

The application is desirable for the appropriate development of the subject property, as it will improve the functionality of the existing dwelling through providing a secure storage area and a new, private amenity area, in a location that will preserve the heritage attributes of the property and the Old Sydenham Heritage Conservation District, as detailed below.

The proposed, one-storey rear addition is intended to replace an existing addition in poor repair and will support the function of the existing residential building. The proposed addition is intended for the storage of bicycles, lawn maintenance equipment and garbage. A roof-top terrace is proposed on the addition which will provide private outdoor amenity space for one of the dwelling units in the residential building. Two new sets of stairs are also incorporated within the addition which will provide access to the main floor of the dwelling and to the building mechanical room.

The proposal has been reviewed in detail through the heritage permit process, alongside policy in the Old Sydenham Heritage Conservation District (HCD) Plan as well as alongside the relevant Provincial and Federal standards, guidelines and principles pertaining to heritage properties. In the City staff Report Number [HP-23-013](#), the proposal was determined to conform to the intent, goals and policies of the Old Sydenham Heritage Area HCD Plan. In particular, the

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location of the addition is consistent with direction in the Section 5.2.2 of the HCD Plan that states new “additions should be complementary to the main building and clearly secondary in terms of size; they should also be clearly distinguishable in form and details.” Section 5.2.2 also directs that “additions should be located away from the main street façade, at the rear of the building, and not add to the width of the front of the building.” The new, rear addition will be setback more than 13 metres (43 feet) from the Bagot Street lot line and slightly recessed from the north wall of the main portion of the building, which will conserve and highlight the prominence of the heritage dwelling from the street. The approved heritage permit application, and associated analysis in City staff Report Number [HP-23-013](#) demonstrates that the proposed alteration follows the HCD Plan.

In addition to the proposed design and location of the rear addition mitigating any potential for adverse effects on the heritage attributes of the property or the Heritage Conservation District, the proposal includes privacy fencing around the terraced amenity area that will mitigate any potential for intrusive overlook on adjacent properties. The proposal will not result in any new units or bedrooms and as such will not change the intensity of the existing residential use. As a result, the application will not result in undue adverse impacts on the surrounding properties and neighbourhood.

Provincial Policy Statement

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.

Official Plan

The subject property is designated Residential (Exhibit D – Official Plan Map).

In certain circumstances, it may be desirable to grant the extension, enlargement or relocation of a non-conforming use as provided by the *Planning Act*. When reviewing an application for such extension, enlargement or relocation, the Committee of Adjustment must be satisfied that the legal non-conforming use continued to the date of the application to the Committee, and that the application would not extend such use beyond the area and site owned or used on the day of passage of the implementing zoning by-law. In addition, the Committee of Adjustment may have regard to the eight criteria included in Section 9.5.13 of the Official Plan.

Based on the City of Kingston archaeological potential mapping the property is in an “archaeologically sensitive” area, and therefore an Archaeological Assessment beginning with a Stage Two Assessment is required prior to any ground disturbance. This will be addressed prior to the issuance of a Building Permit, as described in the recommended conditions.

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As described above, the subject property is designated individually under Part IV of the *Ontario Heritage Act* and is designated as part of the Old Sydenham Heritage Conservation District under Part V of the *Ontario Heritage Act*. A heritage permit was approved by City Council on June 20, 2023, with associated conditions, to permit the proposal. The approved heritage permit application, and associated analysis in Report Number [HP-23-013](#) demonstrates that the proposal is compatible with adjacent cultural heritage resources.

Through the technical review, Forestry staff have highlighted the need to protect existing City trees in the road allowance during construction staging. The applicant has identified an area for construction staging outside of the road allowance in the west exterior side yard of the property, to the satisfaction of Forestry staff. However, if it is found that construction staging is required within the municipal road allowance, a tree permit for the preservation of City trees will be required. An associated condition of approval is recommended in Exhibit A.

The proposal will incorporate a safe and secure area for storage (including bikes), will improve on-site amenity areas and will not create the potential for adverse effects associated with noise, odour, or a traffic conflict, consistent with criteria in the Official Plan.

The requested permission 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 will improve the functionality of the existing three-unit dwelling and will not result in adverse effects. The proposal meets the general intent and purpose of the City of Kingston Official Plan.

Zoning By-Law

The subject property is zoned HCD3 in Kingston Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map).

The HCD3 zone permits residential uses such as apartment buildings, triplexes, and duplexes. While the existing three-unit dwelling is a permitted use, the existing dwelling does not comply with the minimum 0.6 metre interior side yard setback, the maximum permitted building depth of 18 metres, and the minimum rear yard setback of 7.5 metres in the Kingston Zoning By-law Number 2022-62.

In relation to the side yard setback requirement, the existing dwelling and rear yard addition to be demolished has a 0 metre setback from the east property line, a condition which proposed to be extended a further 2.7 metres (Exhibit H).

The building depth of the subject building, measured according to the Kingston Zoning By-Law is approximately 24.5 metres, which will not be exceeded by the proposed addition. The rear setback of the existing building is 2.0 metres which will similarly not be exceeded by the proposed addition, which will have a setback of 2.29 metres from the rear lot line.

Section 1.8.3 of the Kingston Zoning By-Law allows for the development of a lot with a non-conforming building, provided that the development does not further increase the extent or degree of non-compliance with the provisions of this By-law and conforms with all other

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provisions of the Kingston Zoning By-Law. The proposed rear, one-storey addition will not encroach beyond the setbacks and building depth that have been established by the primary dwelling but will increase the extent to which the primary building is located within these non-complying setbacks by approximately 13 square metres. As a result, a permission is required. The site plan included as Exhibit H illustrates the additional building area proposed beyond the existing one-storey addition.

Technical Review: Circulated Departments and Agencies

- Building Services
- Finance
- Fire & Rescue
- Solid Waste
- Housing
- KEDCO
- CRCA
- Parks Canada
- Hydro One
- Kingston Airport
- Engineering
- Utilities Kingston
- Kingston Hydro
- Parks Development
- District Councillor
- Municipal Drainage
- KFL&A Health Unit
- Eastern Ontario Power
- Enbridge Pipelines
- Heritage Services
- Real Estate
- 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 applications under review.

The proposal received a heritage permit, approved by Council on June 20, 2023 (City File Number P18-044-2021).

The subject property at 115 Lower Union Street was severed from the property at 113 and 113 1/2 Lower Union Street through a severance application approved on April 16, 1992 (City File A.COA-1.2983-92).

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Conclusion

The requested application for permission under Section 45(2)(a)(i) of the *Planning Act* is consistent with the general purpose and general intent of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The proposed permission is desirable for appropriate development of the subject property and will not result in undue adverse impacts on the surrounding properties and neighbourhood. Therefore, it is recommended that this application for permission under Section 45(2)(a)(i) of the *Planning Act* be approved.

Approval of this application will permit the construction of a 33 square metre, one-storey rear addition for storage, with a rooftop terrace, at the rear of the existing three-unit dwelling.

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 February 26, 2024. 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 33 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

Amy Didrikson, Intermediate Planner, 613-546-4291 extension 3296

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Neighbourhood Context Map (2022)
- Exhibit D Official Plan Map
- Exhibit E Zoning By-Law Map
- Exhibit F Public Notification Map
- Exhibit G Site Photos
- Exhibit H Site Plan
- Exhibit I Architectural Drawings and Conceptual Elevations
- Exhibit J Survey

Recommended Conditions

The approval of permission application, File Number D13-069-2023, to permit the construction of an approximately 33 square metre, one-storey addition with a rooftop terrace at the rear of an existing legal non-complying building, shall be subject to the following recommended conditions:

1. Limitation

That the approved permission applies only to the rear, one-storey addition 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

Archaeological clearance of the subject property is required, beginning with a Stage Two Archaeological Assessment and including any subsequent assessments as required by the Ministry of Citizenship and Multiculturalism's Standards and Guidelines for Consultant Archaeologists, as amended from time to time, prior to any soil disturbance.

One digital copy of the assessment report(s) and any acceptance letter(s) from the Ministry of Citizenship and Multiculturalism shall be provided to the Secretary-Treasurer of the Committee of Adjustment, prior to the issuance of the Certificate of Official.

The City relies upon the report of the professional archaeologist as filed, but reserves the right to require further reports should further evidence be uncovered. The applicant may be required to further review the state of archaeological

resources on the property depending on the recommendations of the report and subject to input and review from the Ministry of Citizenship and Multiculturalism. The City shall not be restricted in its ability to determine requirements related to review, assessment and/or protection should archaeological resources be found on site. Any costs arising from such requirements of the City, or any other duly authorized Government body, shall be borne solely by the applicant.

5. Encroachment Agreement

An encroachment agreement shall be registered on title of the property with respect to the proposed encroachment onto the property known municipally as 113 Lower Union Street, to the satisfaction of the City.


6. Tree Preservation Permit

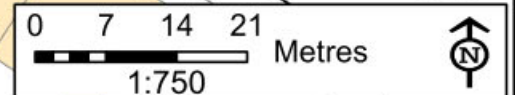
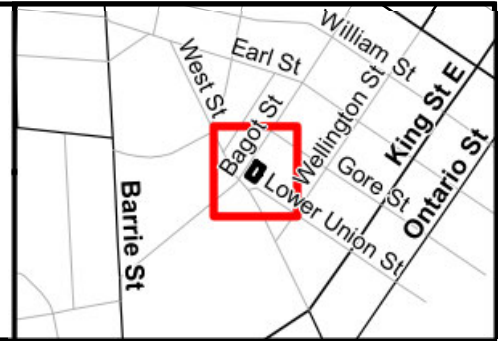
Should a construction staging area for materials and equipment be required in the municipal right of way, the owner/applicant shall obtain a tree permit from Planning Services in accordance with the City's Tree By-Law 2018-15 to address preservation requirements for the city owned tree assets located within the road allowance. Tree preservation and protection measures are required to prohibit the placement and staging of equipment, materials, vehicles, etc. that are needed for the completion of the project within the critical root zones of existing trees in the road allowance. A Tree Preservation plan will be required for any required permit submission as per the guidelines at www.cityofkingston.ca/trees. The report and plan shall be prepared by an ISA Certified Arborist. The Tree Preservation plan shall include specific details as to the type of protection fencing to be used (plywood hoarding) and root pruning requirements due to the installation of the new sewer service that will impact the tree root system.



Committee of Adjustment Key Map

Address: 115 Lower Union Street
File Number: D13-069-2023
Prepared On: Jan-12-2024

 Lands Subject to Minor Variance





Committee of Adjustment Neighbourhood Context

Address: 115 Lower Union Street
File Number: D13-069-2023
Prepared On: Jan-12-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels








Planning Services

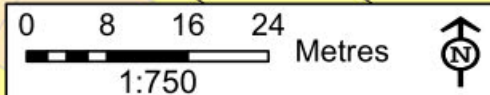
Committee of Adjustment Official Plan, Existing Land Use

Address: 115 Lower Union Street

File Number: D13-069-2023

Prepared On: Jan-12-2024

-  Subject Lands
-  OPEN SPACE
-  RESIDENTIAL





Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Planning Services

Address: 115 Lower Union Street
File Number: D13-069-2023
Prepared On: Jan-12-2024

- 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)

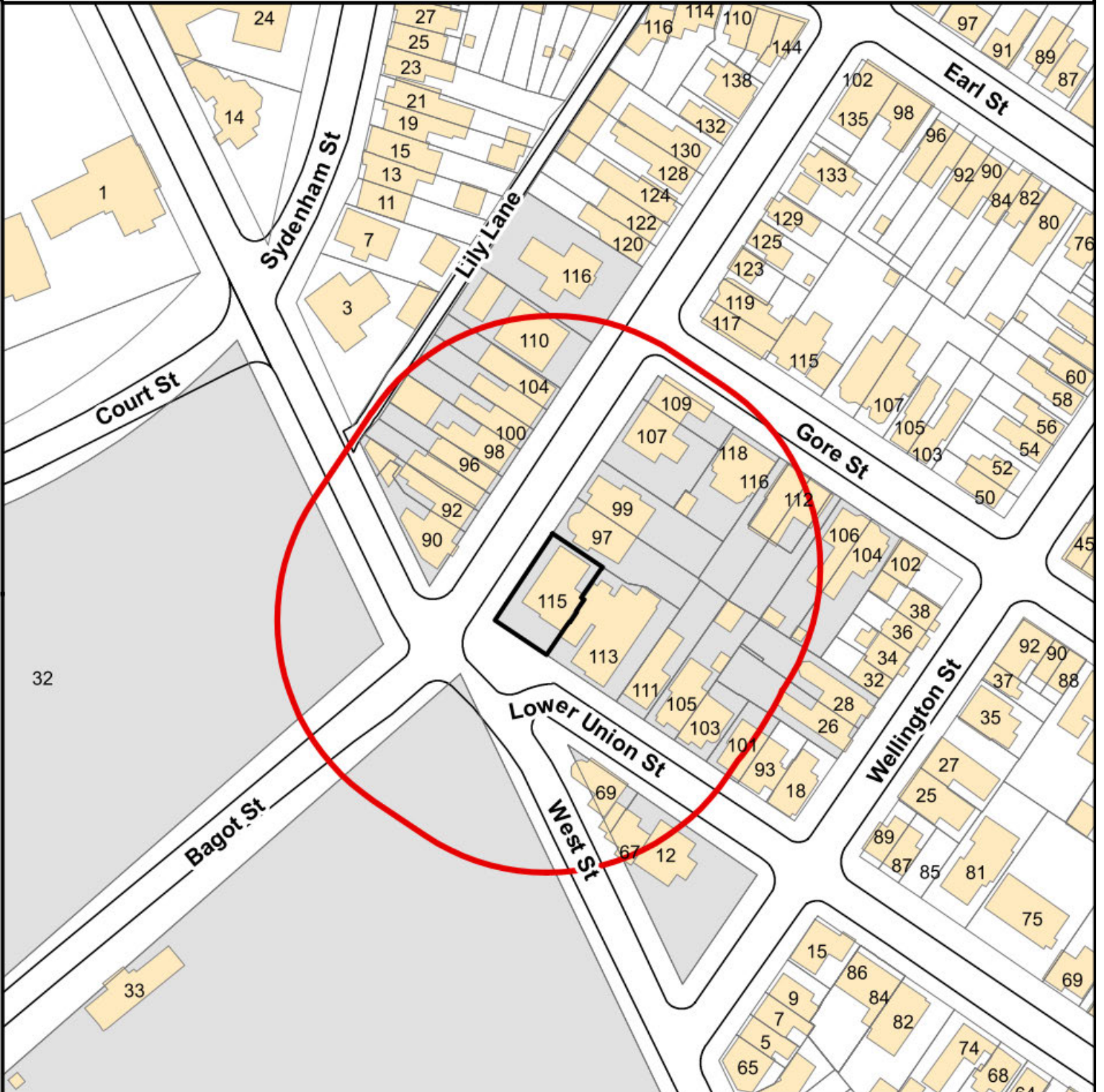




Committee of Adjustment Public Notice Notification Map

Address: 115 Lower Union Street
File Number: D13-069-2023
Prepared On: Jan-12-2024

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



115 Lower Union Street – Site Photos – January 29, 2024



Figure 1: View of the Subject Property from the Corner of Bagot St and Lower Union St



Figure 2: View of rear lane from Bagot Street

115 Lower Union Street – Site Photos – January 29, 2024

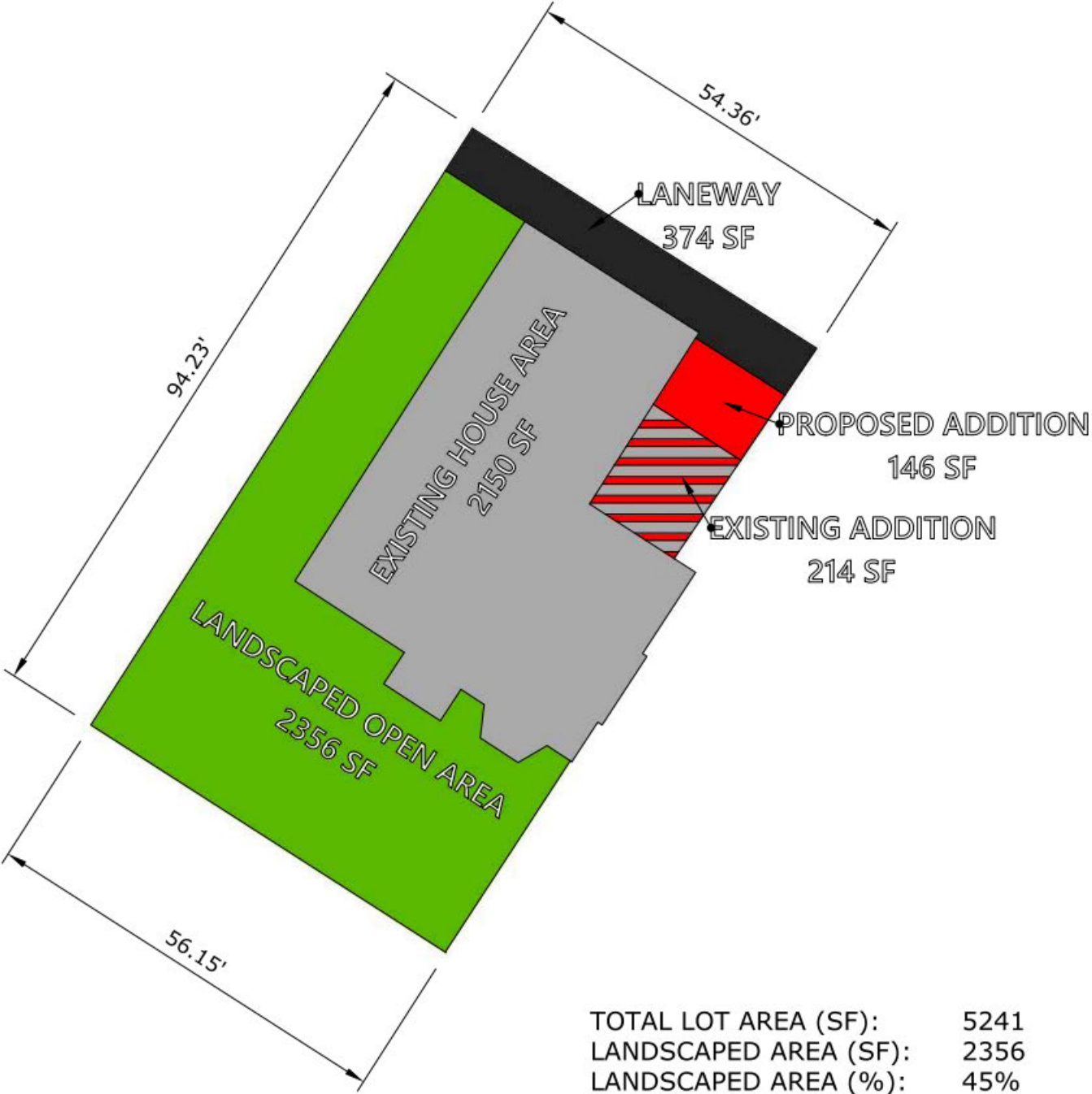


Figure 1: View West from the rear yard of the subject property to Bagot Street

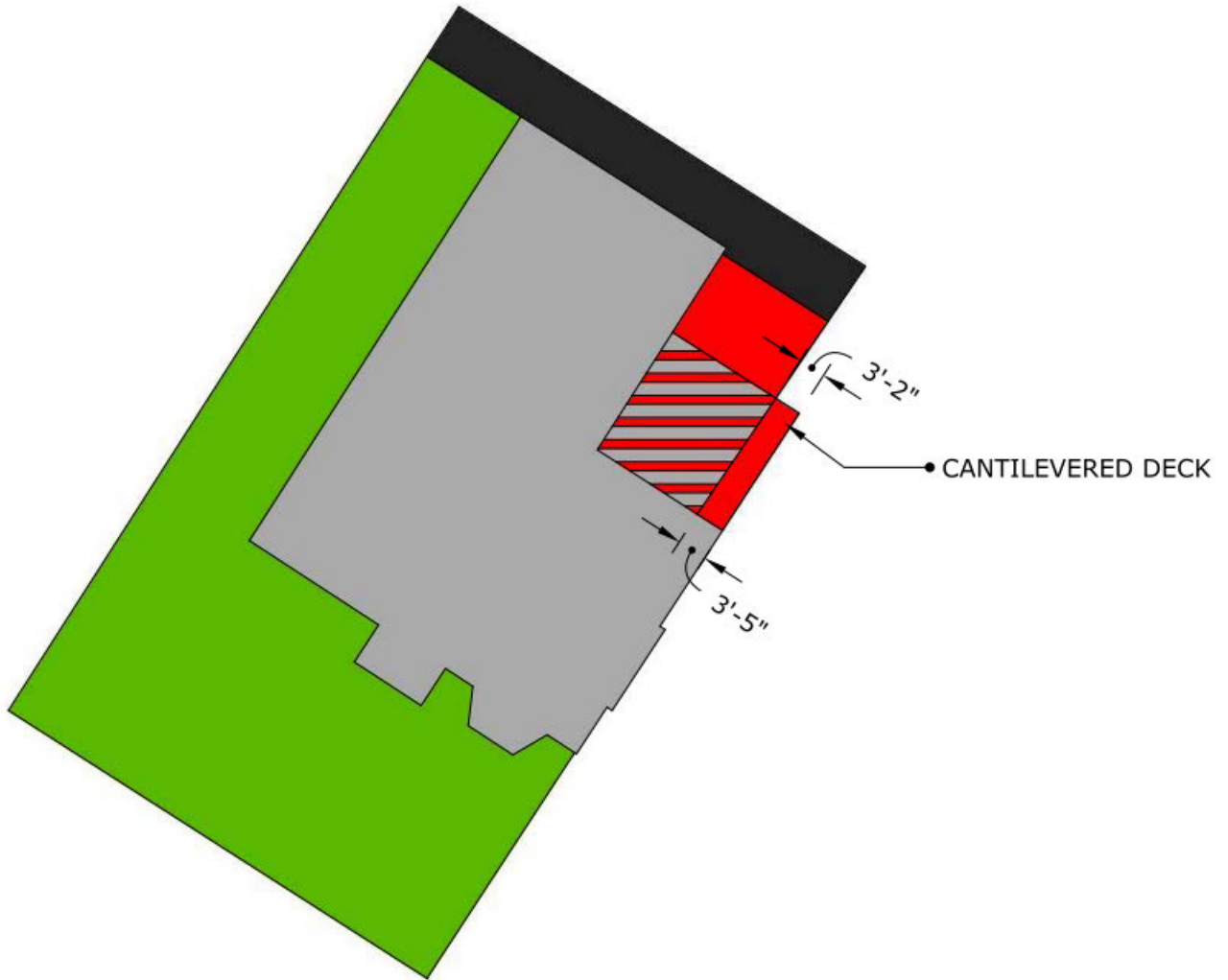


Figure 2: View of existing rear addition on the subject property from the rear lane

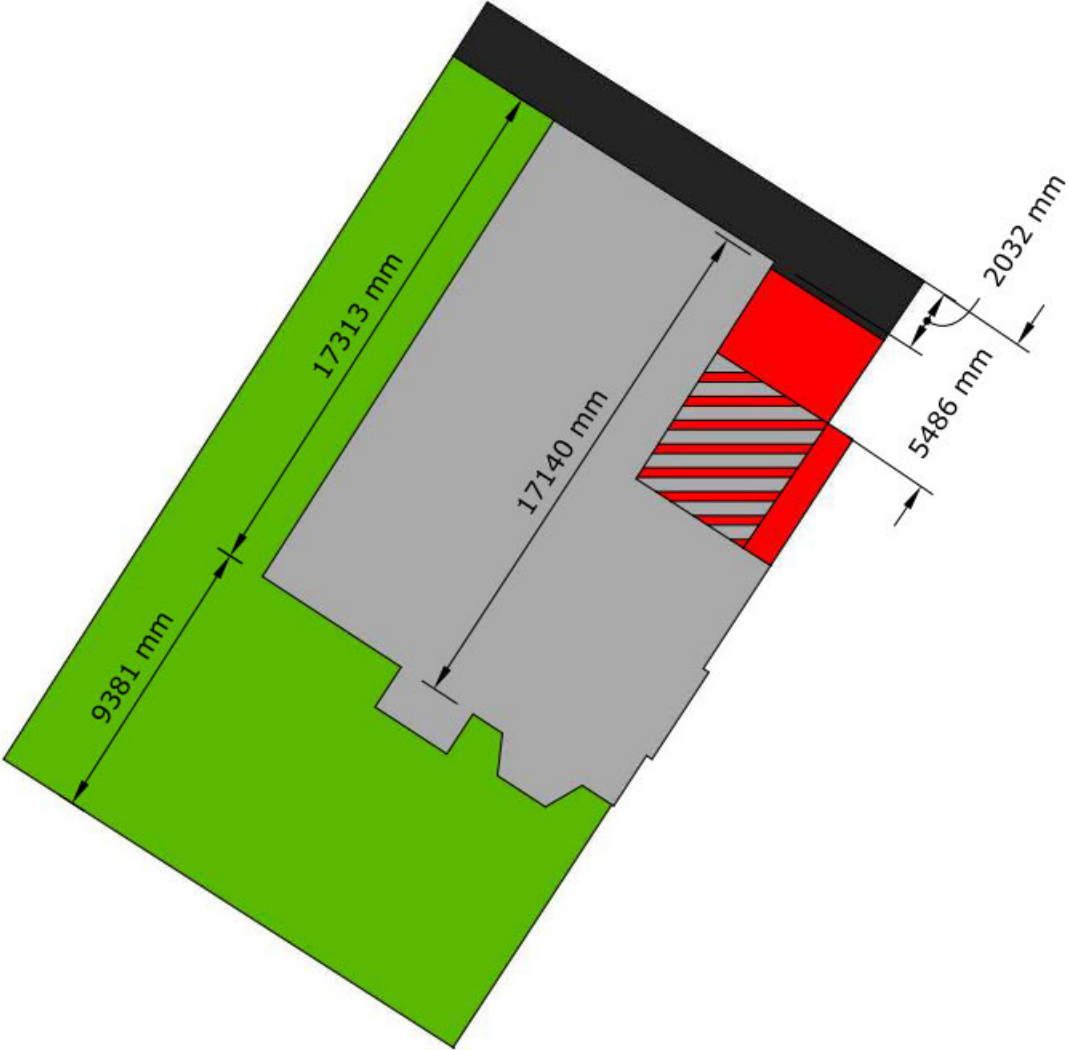
115 Lower Union St



115 Lower Union St



115 Lower Union St



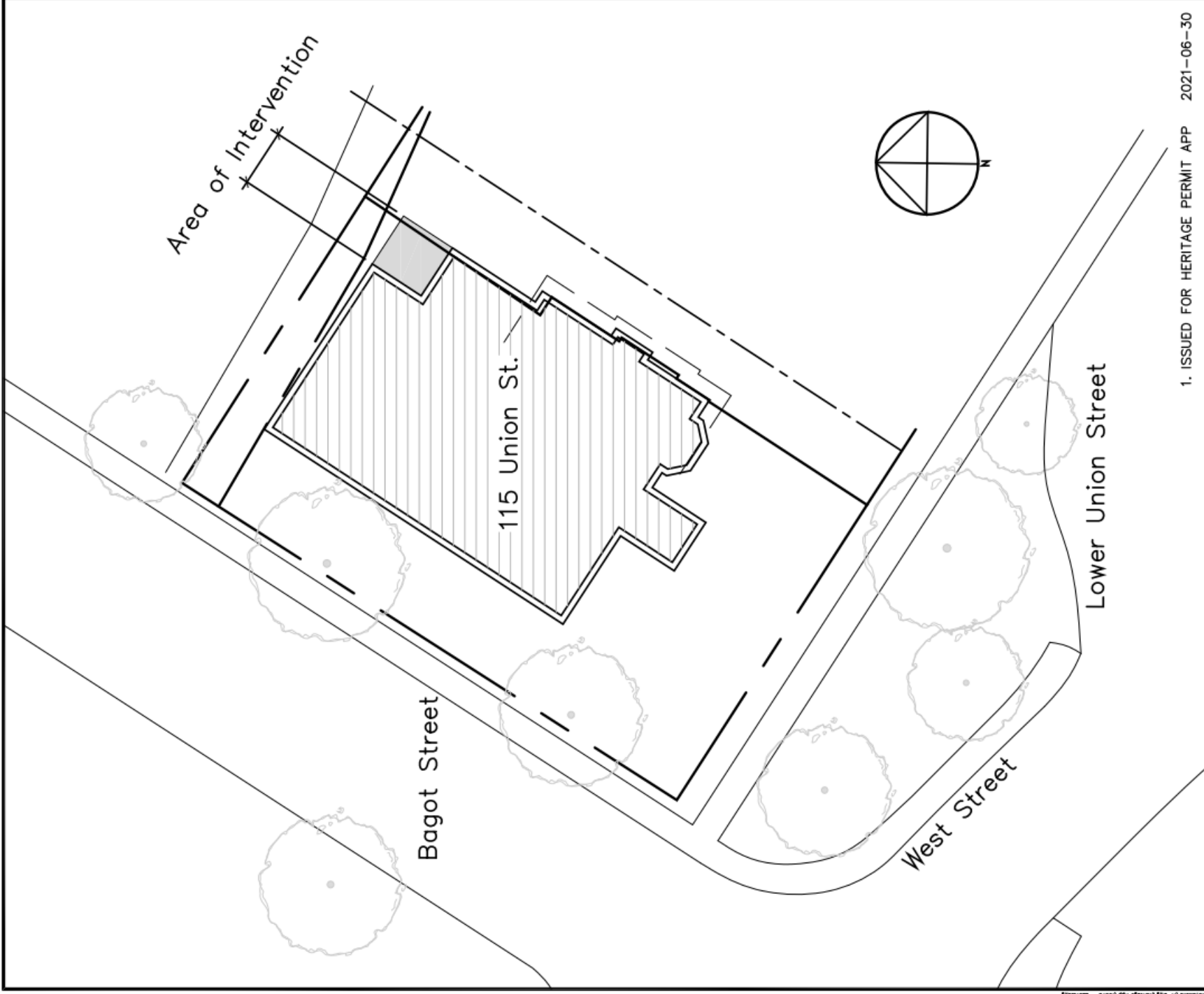


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SCALE 3/4" = 1'
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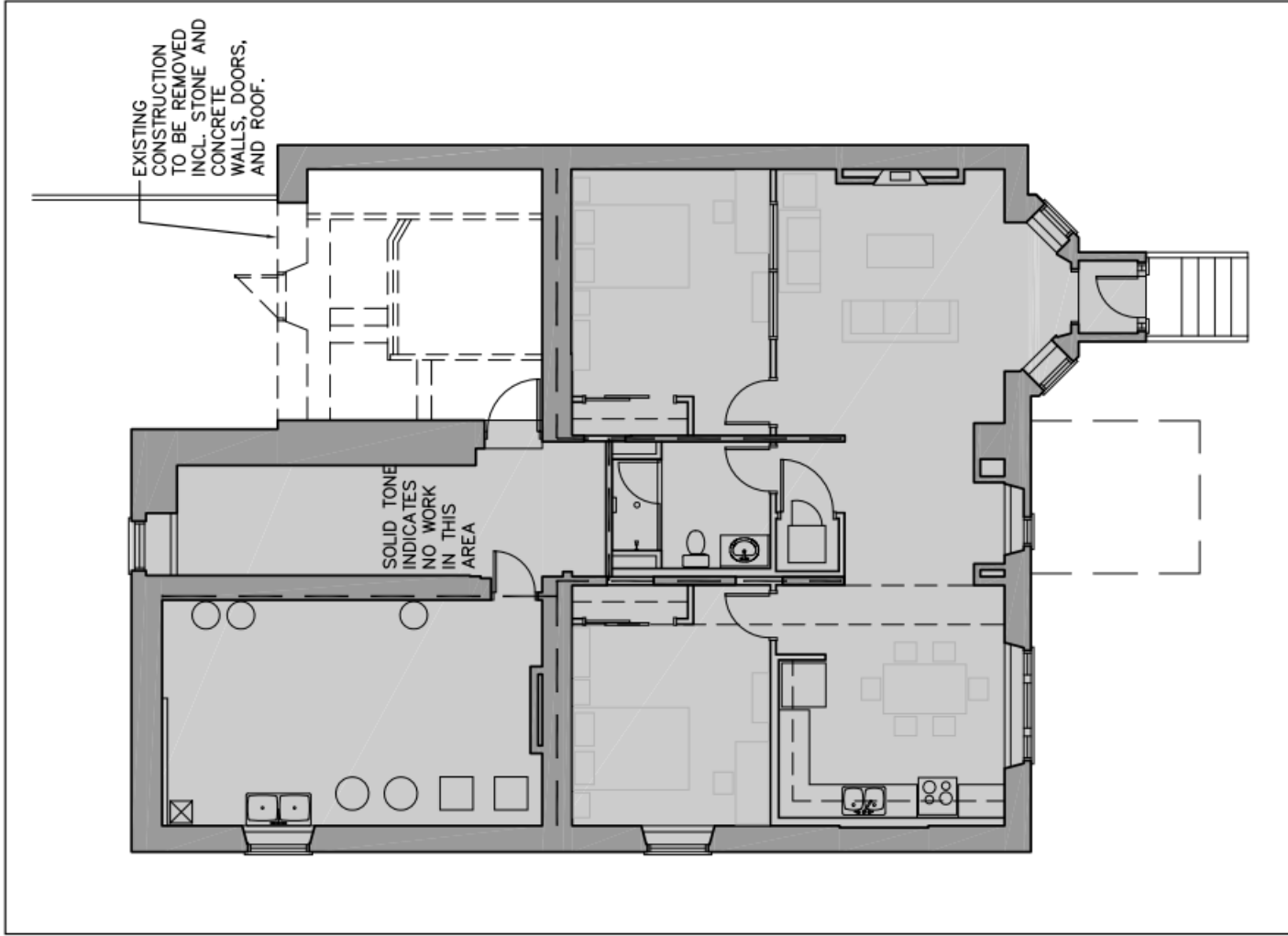
SZA
Shoalts and Zaback Architects Ltd

Certificate of Practice Number: 2438
4 Cataragui Street, Suite 206, Kingston, ON K7K 1Z7
tel. 613 541 0776 fax. 613 541 0804
mail@sazarch.com www.sazarch.com

Drawn By	Date
AJ/OB	2021-06-30
File Name	Scale
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Client Project #	Drawing Number
Project #	Revision #
19073	A010

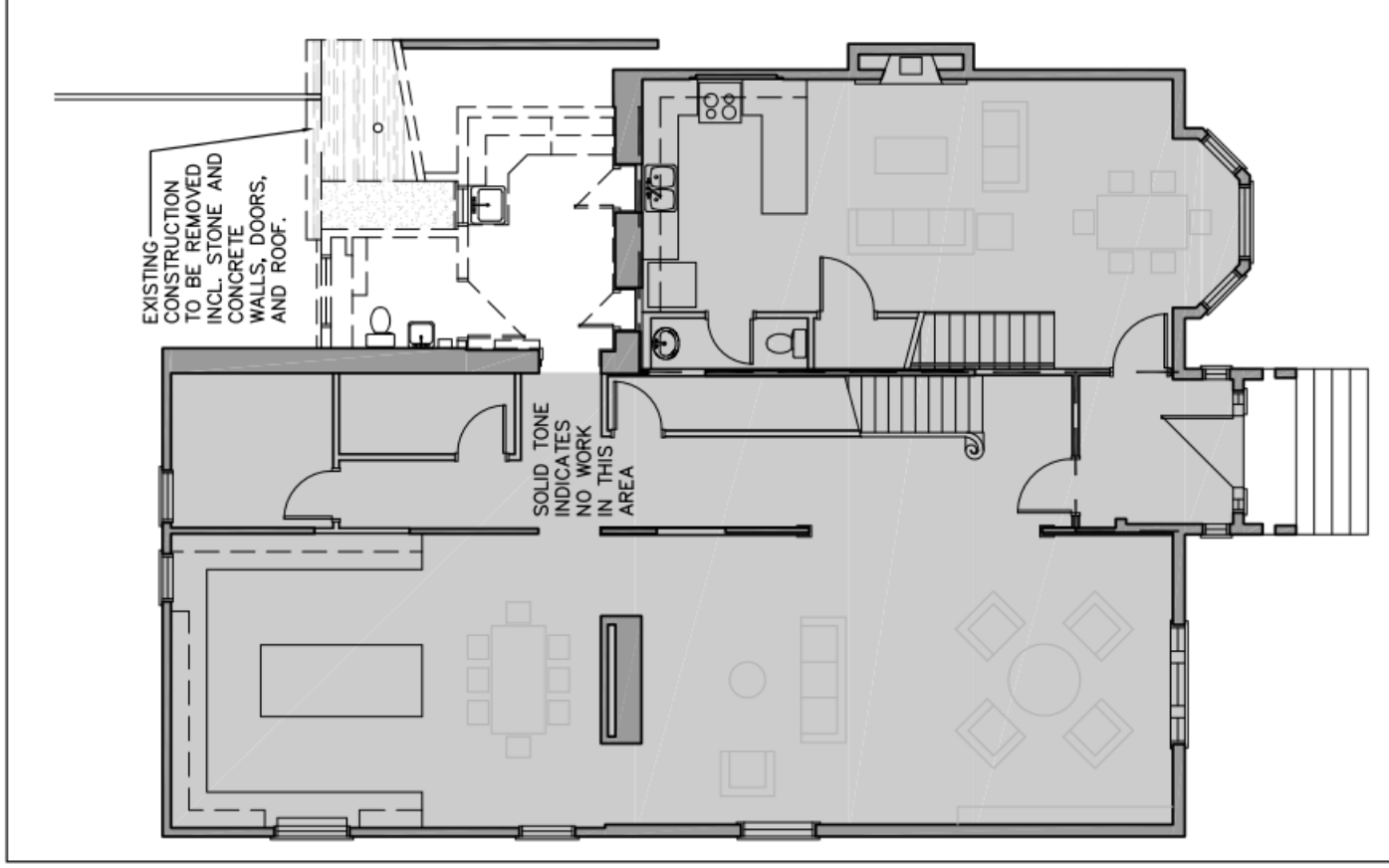
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Location	115_LOWER_UNION_ST.
Drawing	SITE_PLAN
Client	EREZ_PAZ

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1. ISSUED FOR HERITAGE PERMIT APP 2021-06-30

Project Downtown Renovation		sz Shoalts and Zaback Architects Ltd	
Location 115 Lower Union Street		Certificate of Practice Number: 2438	KTK 127
Drawing Basement Plan: Removals		4 Catalana Street, Suite 206, Kingston, ON tel. 613-541-0776 mail@szarch.com	fax. 613-541-0804 www.szarch.com
Client Erez Paz		Drawn by AJ / GB	Date 2021-06-30
		File Name 19073 - PL01b_02	Scale 3/32" = 1'-0"
		Client Project # 19073	Drawing Number A051
		Project # 19073	Revision # A051

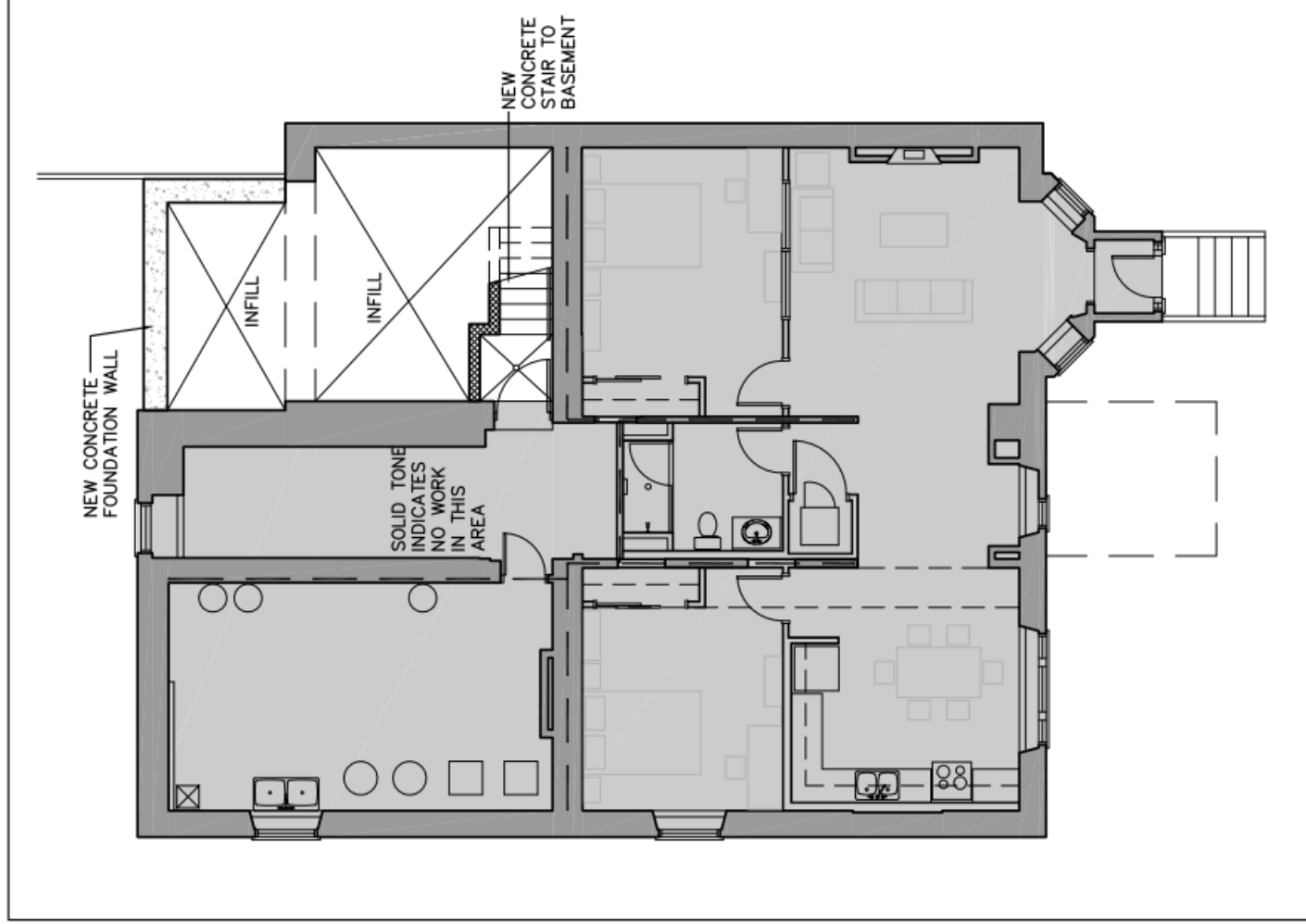


EXISTING
CONSTRUCTION
TO BE REMOVED
INCL. STONE AND
CONCRETE
WALLS, DOORS,
AND ROOF.

SOLID TONE
INDICATES
NO WORK
IN THIS
AREA

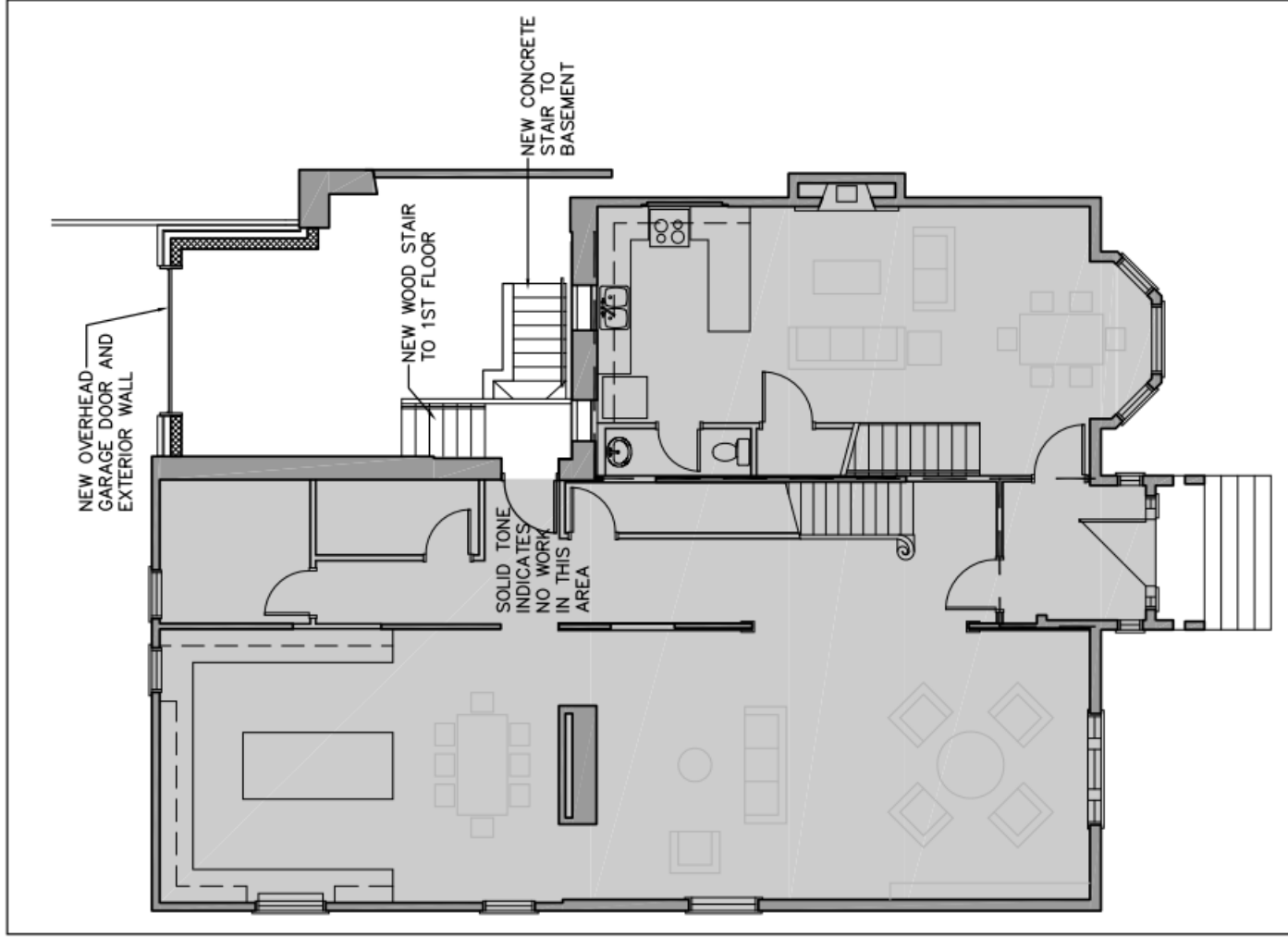
1. ISSUED FOR HERITAGE PERMIT APP 2021-06-30

Project Downtown Renovation		szs Shoalts and Zaback Architects Ltd	
Location 115 Lower Union Street		Certificate of Practice Number: 2438 K7K 1Z7 4 Cataragui Street, Suite 206, Kington, ON tel. 613-541-0776 fax. 613-541-1804 mail@szsarch.com www.szsarch.com	
Drawing 1st Floor Plan: Removals		Drawn by: AJ / GB Date: 2021-06-30 File Name: 19073 - PL01b_02 Scale: 3/32" = 1'-0" Client Project #: Drawing Number	
Client Erez Paz		Project #: 19073 Revision #: A052	



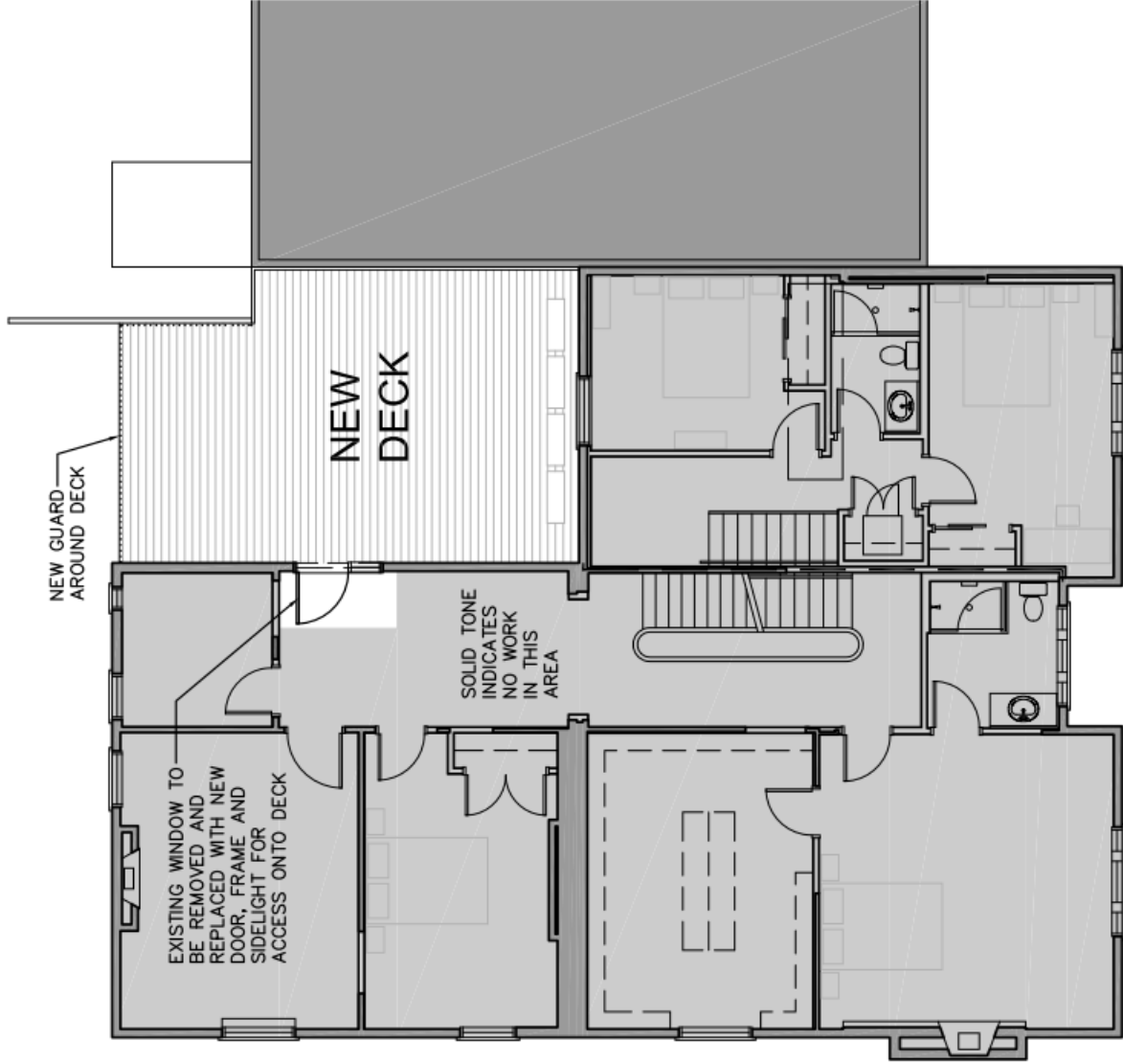
1. ISSUED FOR HERITAGE PERMIT APP 2021-06-30

Project Downtown Renovation		sza Shoalts and Zaback Architects Ltd	
Location 115 Lower Union Street		Certificate of Practice Number: 2438 KTK 127 4 Cataragui Street, Suite 206, Kingston, ON tel. 613 541 0776 fax. 613 541 0804 mail@sazarch.com www.sazarch.com	
Drawing Basement Plan: New Work		Date: 2021-06-30 Scale: 3/32" = 1'-0"	
Client Erez Paz		Drawing Number: 19073 - PL01b_02 Revision #: A101	



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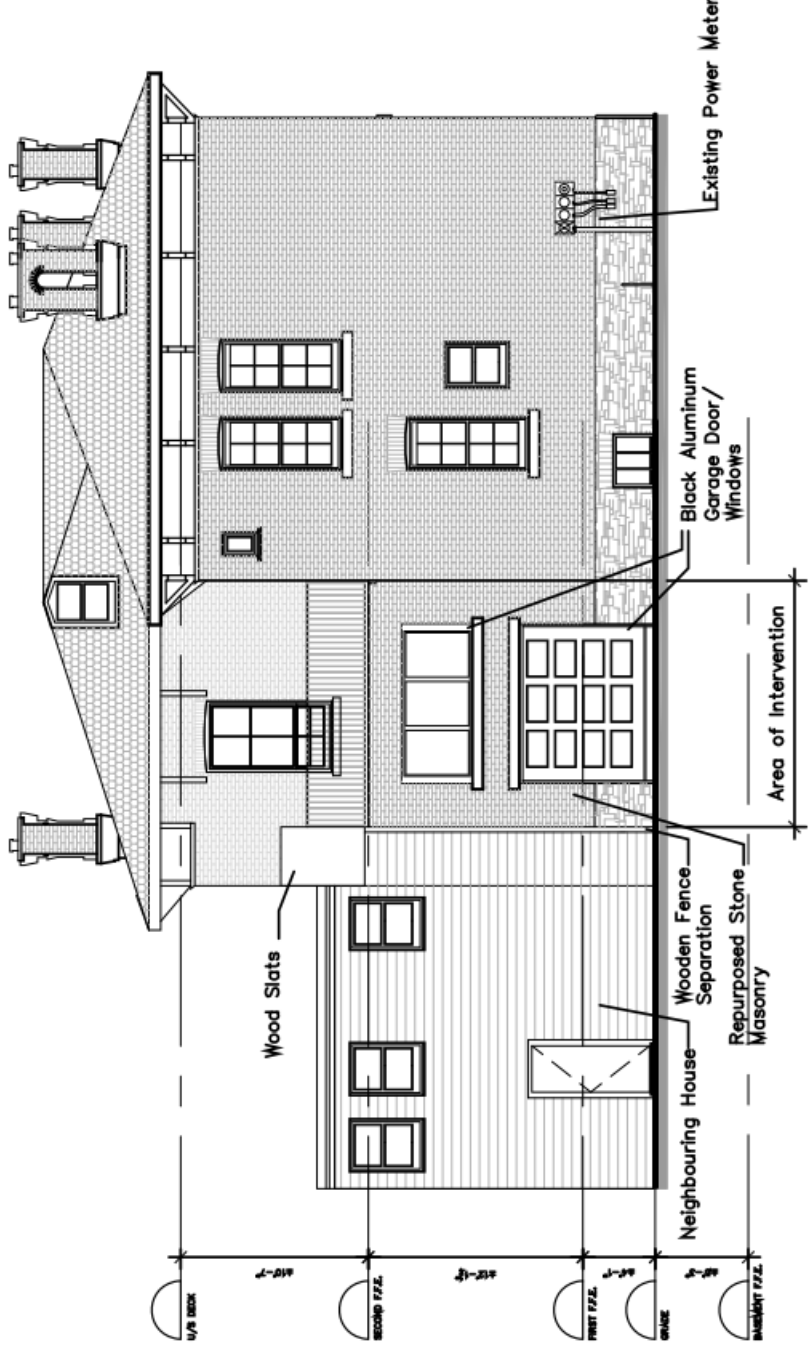
Project Downtown Renovation		sz Shoalts and Zaback Architects Ltd	
Location 115 Lower Union Street		Certificate of Practice Number: 2438 KTK 127 4 Catalinaj Street, Suite 206, Kington, ON tel. 613-541-0776 fax. 613-541-0804 mail@szarch.com www.szarch.com	
Drawing 1st Floor Plan: New Work		Drawn by: AJ / GB Date: 2021-06-30 File Name: 19073 - PLO1b_02 Scale: 3/32" = 1'-0" Client Project #: Drawing Number	
Client Erez Paz		Project #: 19073 Revision #: A102	



1. ISSUED FOR HERITAGE PERMIT APP 2021-06-30

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Drawn by AJ / GB	Date 2021-06-30
File Name 19073 - PLO1b_02	Scale 3/32" = 1'-0"
Client Project #	Drawing Number A103
Project # 19073	Revision #

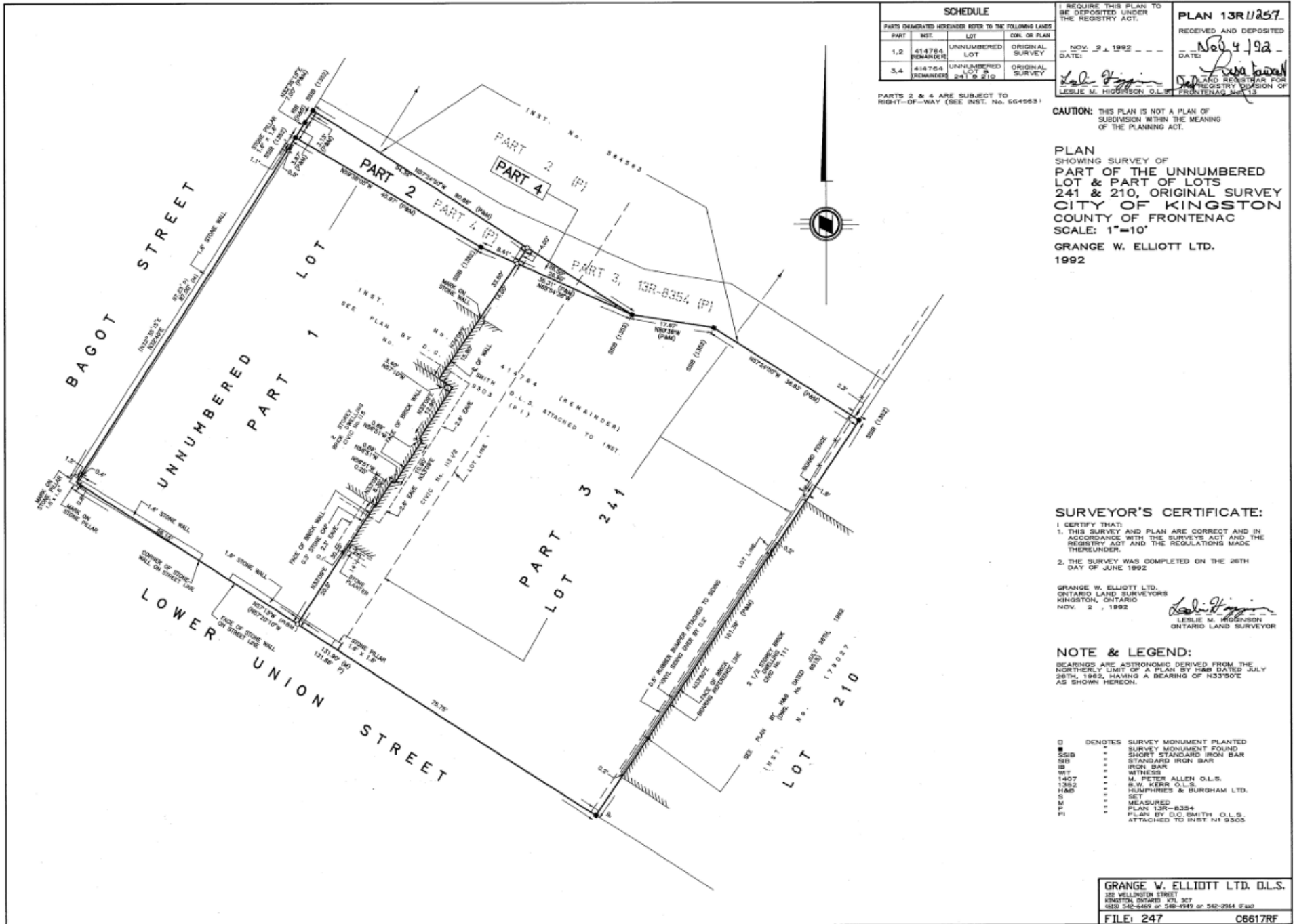
Project Downtown Renovation
Location 115 Lower Union Street
Drawing 2nd Floor Plan: New Work
Client Erez Paz



1. ISSUED FOR HERITAGE PERMIT APP 2021-06-30

SZA	
Shoalts and Zaback Architects Ltd	
Certificate of Practice Number:	2438
4 Coleridge Street, Suite 206, Kingston, ON	K7K 1Z7
tel. 613 541 0776	fax. 613 541 0804
email@sazarch.com	www.sazarch.com
Drawn by	Date
GB/AJ	2021-06-30
File Name	Scale
19073 - EL01a	$\frac{3}{8} = 1'-0"$
Client Project #	Drawing Number
	A201
Project #	Revision #
19073	

Project	Downtown Renovation
Location	115 Lower Union Street
Drawing	Proposed North Elevation
Client	Erez Paz



SCHEDULE			
PARTS DEMARCATED HEREUNDER REFER TO THE FOLLOWING LAYERS			
PART	REF.	LOT	CON. OF PLAN
1,2	414764	UNNUMBERED LOT	ORIGINAL SURVEY
3,4	414764	UNNUMBERED LOT 241 & 210	ORIGINAL SURVEY

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 DATE: NOV. 3, 1992
 LESLIE M. HIGGINSON O.L.S.

PLAN 13R/1257
 RECEIVED AND DEPOSITED
 NOV 4 1992
 DATE: *Nov 4 1992*
 LAND REGISTAR FOR THE REGISTRY DIVISION OF FRONTENAC DIST. 13

PARTS 2 & 4 ARE SUBJECT TO RIGHT-OF-WAY (SEE INST. No. 664553)

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

PLAN
 SHOWING SURVEY OF
 PART OF THE UNNUMBERED
 LOT & PART OF LOTS
 241 & 210, ORIGINAL SURVEY
 CITY OF KINGSTON
 COUNTY OF FRONTENAC
 SCALE: 1"=10'
 GRANGE W. ELLIOTT LTD.
 1992

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 26TH DAY OF JUNE 1992

GRANGE W. ELLIOTT LTD.
 ONTARIO LAND SURVEYORS
 KINGSTON, ONTARIO
 NOV. 2, 1992
Leslie M. Higginson
 ONTARIO LAND SURVEYOR

NOTE & LEGEND:
 BEARINGS ARE ASTROLOGIC DERIVED FROM THE NORTHERLY LIMIT OF A PLAN BY P.M. DATED JULY 28TH, 1982, HAVING A BEARING OF N33°50'E AS SHOWN HEREON.

O	DENOTES	SURVEY MONUMENT PLANTED
■		SURVEY MONUMENT FOUND
S5B		SHORT STANDARD IRON BAR
S/B		STANDARD IRON BAR
IB		IRON BAR
WT		WITNESS
1407		M. PETER ALLEN O.L.S.
1382		B.W. KERR O.L.S.
H&D		HUMPHRIES & BURGHAM LTD.
S		SET
M		MEASURED
P		PLAN 13R-8354
		PLAN BY O.C. SMITH O.L.S. ATTACHED TO INST. NO. 9303

GRANGE W. ELLIOTT LTD. O.L.S.
 382 WELLINGTON STREET
 KINGSTON, ONTARIO K7L 2C7
 (613) 542-4469 or 546-4949 or 542-2964 (FAX)
FILE: 247 **C6617RF**