



**City of Kingston
Committee of Adjustment
Meeting Number 05-2024
Agenda**

**Monday, April 15, 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
Councillor Cinanni
Councillor Hassan
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 04-2024, held March 18, 2024, be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**

6. Request for Deferral

7. Returning Deferral Items

8. Business

a) Application for: Minor Variance

File Number: D13-006-2024

Address: 931 Malvern Terrace

District: District 3 – Colins-Bayridge

Owner: Robert Koss

Applicant: Martin Mack

The Report for the Commissioner of Growth & Development Services (COA-24-028) is attached.

Schedule Pages 1 – 32

Recommendation:

That minor variance application, File Number D13-006-2024, for the property located at 931 Malvern Terrace to reconstruct a single-detached house with expanded footprint, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62: 4.23.1 Waterbody Separation Distance

- Requirement: 30 metre separation from the high-water mark to any use or building.
- Proposed: 23 metres
- Variance Requested: 7 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-028.

b) Application for: Minor Variance

File Number: D13-009-2024

Address: 920 Princess Street

District: District 9 – Williamsville

Owner: The Springer Group of Companies

Applicant: The Springer Group of Companies and Fotenn Consultants Inc.

The Report for the Commissioner of Growth & Development Services (COA-24-025) is attached.

Schedule Pages 33 – 91

Recommendation:

That minor variance application, File Number D13-009-2024, for the property located at 920 Princess Street to construct a new eight-storey multi-unit residential building, containing 47 residential dwelling units, located at the undeveloped southeastern portion of the property, be approved, as described below:

Variance Number 1:

By-Law Number 8499: Exception Section 74

- Requirement: The construction shall be restricted to a commercial and apartment complex containing a total of 48 dwelling units, 613 square metres of commercial area and a total of 100 parking spaces.
- Proposed: The construction shall be restricted to an apartment complex containing a total of 48 dwelling units, 0 square metres of commercial area, and a total of 22 parking spaces.
- Variance Requested: 613 square metres of commercial area and 78 parking spaces; and

Variance Number 2:

By-Law Number 8499: 5.3A.(d)(ii)(a) Off-Street Vehicle Parking Facilities – Accessible Parking

- Requirement: Type A (Van accessible) spaces shall have minimum rectangular dimensions of 3.4 metres width by 6.0 length and must signage specifying that they are van-accessible.

- Proposed: Type A (Van accessible) spaces shall have minimum rectangular dimensions of 3.4 metres width by 5.5 metres length and must have signage specifying that they are van-accessible
- Variance Requested: 0.5 metre length; and

Variance Number 3:

By-Law Number 8499: 5.3B.(h) – Off-Street Vehicle Parking Facilities – Design Standards

- Requirement: The minimum size of a parking space shall be 2.7m wide and 6.0m long. All off-street automobile parking facilities shall be designed with appropriate means of access to streets or lanes as well as maneuvering areas and all parking facilities shall be suitably graded and surfaced, and all parking spaces suitably marked. Where four or more parking spaces are required, such parking areas shall be provided with at least one entrance lane and one exit lane for vehicles. All parking areas shall be provided with adequate driveways and aisles for the removal of a vehicle without the necessity of moving any other vehicle.
- Proposed: The minimum size of a parking space shall be 2.6 metre wide and 5.5 metre long. All off-street automobile parking facilities shall be designed with appropriate means of access to streets or lanes as well as maneuvering areas and all parking facilities shall be suitably graded and surfaced, and all parking spaces suitably marked. Where four or more parking spaces are required, such parking areas shall be provided with at least one entrance lane and one exit lane for vehicles. All parking areas shall be provided with adequate driveways and aisles for the removal of a vehicle without the necessity of moving any other vehicle.
- Variance Requested: 0.1 metre width and 0.5 metre length; and

Variance Number 4:

By-Law Number 8499: 5.27(a) – Amenity Area for Multiple Family Dwellings

- Requirement: A minimum of 18.5 square metres of amenity area shall be provided for each dwelling unit on the lot.
- Proposed: A minimum of 10.0 square metres of amenity area shall be provided for each dwelling unit on the lot.
- Variance Requested: 8.5 square metres; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-025.

c) Application for: Minor Variance

File Number: D13-013-2024

Address: 32 Country Club Drive

District: District 5 – Portsmouth

Owner: Cataraqui Golf & Country Club

Applicant: Forefront Engineering

The Report for the Commissioner of Growth & Development Services (COA-24-035) is attached.

Schedule Pages 92 – 110

Recommendation:

That minor variance application, File Number D13-013-2024, for the property located at 32 Country Club Drive to establish two aggregate stations, one recirculation wash bay and a stormwater swale within the waterbody separation distance, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62: Section 4.23.1 Waterbody Separation Distance (aggregate stations and recirculation wash bay)

- Requirement: 30 Metres
- Proposed: 10 Metres
- Variance Requested: 20 Metres

Variance Number 2:

By-Law Number 2022-62: Section 4.23.1 Waterbody Separation Distance (stormwater swale)

- Requirement: 30 Metres
- Proposed: 7 Metres
- Variance Requested: 23 Metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-035.

d) Application for: Minor Variance

File Number: D13-016-2024

Address: 655 Princess Street

District: District 9 – Williamsville

Owner: WCPT Princess Inc.

Applicant: Arcadis

The Report for the Commissioner of Growth & Development Services (COA-24-036) is attached.

Schedule Pages 111 – 137

Recommendation:

That minor variance application, File Number D13-016-2024, for the property located at 655 Princess Street to reduce the amenity area, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62: Legacy Exception 153 (f) minimum amenity area

- Requirement: Minimum amenity area is 6,214 square metres
- Proposed: Minimum amenity area is 5,649 square metres
- Variance Requested: 565 square metres of balcony area.

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-036.

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, May 13, 2024 at 5:30 p.m.

14. Adjournment