



**City of Kingston  
Committee of Adjustment  
Meeting Number 02-2024  
Addendum**

**Monday, January 22, 2024 at 5:30 p.m.  
Hosted at City Hall in Council Chamber**

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**6. Request for Deferral**

The consent of the Committee is requested for the deferral of Business Item 8 f) to the meeting scheduled for February 26, 2024.

**f) 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**

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.

**12. Correspondence**

- a) Correspondence received, dated January 19, 2024, regarding Application for Minor Variance – 300 Bayfield Lane.

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- b) Correspondence received, dated January 17, 2024, regarding Application for Minor Variance – 423 Earl Street.

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- c) Correspondence received, dated January 11, 2024, regarding Application for Permission – 831 Wartman Avenue.

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**Zelinka Priamo Ltd.**

LAND USE PLANNERS

January 19, 2023

City of Kingston  
Planning Services  
216 Ontario Street  
Kingston, ON K7L 2Z3

Attention: Genise Grant, Senior Planner

**Re: Request for Deferral of Minor Variance Application  
Frontenac Shopping Centre Inc. and Patry Group  
City File: D13-071-2023  
300 Bayfield Lane, City of Kingston**

**Our File: BRA/KNG/18-01**

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On behalf of Frontenac Shopping Centre Inc. and Patry Group, Zelinka Priamo Ltd. submits this letter to request that the Committee of Adjustment grant consent to defer their decision on Minor Variance File D13-071-2023 from the January 22, 2024 agenda to the following meeting date.

As a result of the concurrent Site Plan Approval process (File Number D11-026-2022), and in consultation with City Staff, a minor additional area of zoning non-compliance was identified with the submitted plans, relating to the dimensions of the long-term bike storage in the underground garage. As such, the requested variances will require a revision to appropriately reflect the proposed development.

### **REQUESTED VARIANCES**

In order to permit the modifications to the proposed development, the following minor variances are required from Zoning By-law 2022-62, as amended by By-law 2023-157:

1. Notwithstanding Exception Number E122.(h) in Section 21, the minimum rear yard setback shall be 18.75 metres, whereas a minimum rear yard setback of 20.0 metres is required; and
2. Notwithstanding Section 7.4.9.3., visitor spaces may be located in any yard, provided the visitor space is not closer than 2.25 metres to any lot line, whereas a minimum distance from lot line of 3.0 metres is required.
3. *Additional variance to be added relating to the dimensions of long-term bike parking facilities in the underground garage (To be added to revised application)*

We trust this information is sufficient and we look forward to proceeding with the updated application. Please do not hesitate to let us know if you require any further information.

Yours very truly,

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**ZELINKA PRIAMO LTD.**



Connor Wright  
Planner

cc. Patry Group (c/o Kamila Seitkhanova)

**Wicke,Chris**

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**To:** [REDACTED]  
**Subject:** FW: File #D13-070-2023 (423 Earl Street)

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**From:** Robin Porter [REDACTED]  
**Sent:** Wednesday, January 17, 2024 3:50 PM  
**To:** Planning Outside Email <[Planning@cityofkingston.ca](mailto:Planning@cityofkingston.ca)>  
**Subject:** File #D13-070-2023 (423 Earl Street)

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Secretary Treasurer,  
My family lives next door to this address at 425 Earl Street. While we love our neighbours, we are not in favour of this minor variance application. We strongly feel that it would take away sun and view from our front porch. I do not feel anything should be added to 423 Earl Street that would obstruct our view of Earl Street and the direct sunlight we receive.

Thank you.

Robin Porter  
President and CEO  
RESolutionsTECH Inc.

[REDACTED]  
[www.resolutionstech.com](http://www.resolutionstech.com)

City of Kingston  
216 Ontario Street  
Kingston, ON  
K7L 2Z3

January 11, 2024

Attention:  
Secretary Treasurer  
Committee of Adjustment

Re: file number D13-066-2023  
831 Wartman Avenue

Dear Sir/Madam

We received a Notice of a Public Meeting to discuss the building of a rear deck on the above property.

We have no complaint regarding the building of said deck.



Lynn Nolan/Lars Thompson  
832 Wartman Avenue  
Kingston, ON

