



**City of Kingston
Planning Committee
Meeting Number 04-2024
Agenda**

**Thursday, February 1, 2024 at 6:00 p.m.
Hosted at City Hall in Council Chamber**

Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or cloconnor@cityofkingston.ca

Committee Composition

Councillor Cinanni, Chair
Councillor Chaves
Councillor Glenn
Councillor M^cLaren
Councillor Oosterhof
Councillor Osanic

The meetings being held tonight are public meetings held under the Planning Act.

Notice of Collection – Personal information collected as a result of the public meetings are collected under the authority of the Planning Act and will be used to assist in making a decision on this matter. Persons speaking at the meeting are requested to give their name and address for recording in the minutes. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Additionally, interested members of the public can email the Committee Clerk or the assigned planner if they wish to be notified regarding a particular application. Questions regarding this collection should be forwarded to the Director of Planning Services.

Tonight's meeting is to present planning applications in a public forum as detailed in the community meeting report. This report does not contain a staff recommendation and therefore no decisions will be made this evening. Each application in the community meeting report will be presented individually and following each presentation by the applicant, the meeting will be opened to the public for comments and questions.

Following Council decision, notice will be circulated in accordance with the Planning Act. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision.

Community Meeting

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a potential development proposal in the early stages of the development process and to seek feedback from the public and members of Planning Committee before a complete application is submitted to the City. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

The Report of the Commissioner of Growth & Development Services (PC-24-017) is attached.

Schedule Pages 1 – 4

Details of the development proposals to be presented at the Community Meeting are listed below.

Exhibit A

File Number: D01-007-2023

Address: 700 Gardiners Road

Owner: Taggart (Gardiners) Corp.

Applicant: Taggart (Gardiners) Corp.

Schedule Pages: 5 - 29

Exhibit B

File Number: D01-006-2023

Address: 100 Napier Street

Owner: Kingston Lawn Bowling Club

Applicant: Amber Peak Developments Inc. and Fotenn Planning + Design

Schedule Pages: 30 - 53

1. Meeting to Order

2. Approval of the Agenda

3. Confirmation of Minutes

- a) **That** the minutes of Planning Committee Meeting Number 03-2024, held Thursday, January 4, 2024, be approved.

4. Disclosure of Pecuniary Interest

5. Delegations

6. Briefings

7. Business

8. Motions

9. Notices of Motion

10. Other Business

11. Correspondence

12. Date of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday, February 15, 2024 at 6:00 p.m.

13. Adjournment

1. Approved Site Plan Items:

- D11-014-2023 – 290 Queen Street
- D11-024-2021 – 705 Development Drive
- D11-046-2020 – 870 Centennial Drive
- D11-029-2021 – 2702 2 Highway
- D11-004-2023 – 1752 Bath Road
- D11-046-2020 – 870 Centennial Road
- D11-016-2022 – 1533 McAdoo's Lane
- D11-005-2023 – 44 Barbara Avenue
- D11-020-2021 – 151 Bath Road
- D11-031-2021– 1200 Princess Street

2. Applications Appealed to the Ontario Land Tribunal:

1. 2 River Street – OLT-22-004597 – OPA/ZBA – 5-week Hearing set starting January 30, 2024.
2. 275 & 283 Queen Street – OLT-22-004553 – ZBA – Three party settlement agreement approved by Council. Settlement verbally approved by the OLT on November 22, 2023.

3. Links to Land Use Planning Documents:

Planning Act: <https://www.ontario.ca/laws/statute/90p13>

Provincial Policy Statement: <https://www.ontario.ca/page/provincial-policy-statement-2020>

City of Kingston Official Plan: <http://www.cityofkingston.ca/business/planning-and-development/official-plan>

City of Kingston Zoning By-

Laws: <https://www.cityofkingston.ca/business/planning-and-development/zoning>



**City of Kingston
Report to Council
Report Number PC-24-017**

To: Chair and Members of the Planning Committee
From: Paige Agnew, Commissioner, Growth & Development Services
Resource Staff: Tim Park, Director, Planning Services
Date of Meeting: February 1, 2024
Subject: Community Meeting Report
File Numbers: D01-006-2023 & D01-007-2023

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

Executive Summary:

The following is a Community Meeting Report enclosing information about the following applications that will be subject to a Community Meeting at Planning Committee, with a presentation by the applicant:

- Address: 700 Gardiners Road (File Number D01-007-2023, Future Application Type: Official Plan and zoning by-law amendments and Draft Plan of Subdivision change of conditions)
- Address: 100 Napier Street (File Number D01-006-2023, Future Application Type: Official Plan and zoning by-law amendments and Draft Plan of Subdivision)

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Growth & Development Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:

Non-Statutory Community Meeting

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a potential development proposal in the early stages of the development process and to seek feedback from the public and members of Planning Committee before a complete application is submitted to the City. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

A Community Meeting Form (completed by the applicant) and a standard map package showing the location of the subject site, and relevant Official Plan land use designation and zoning information for each proposal is included as an exhibit to this report, as follows:

- 700 Gardiners Road, File Number D01-007-2023 (Exhibit A)
- 100 Napier Street, File Number D01-006-2023 (Exhibit B)

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.

Statutory Public Meeting

If the applications proceed to a complete application, a statutory Public Meeting for each application will be scheduled at a later date and further Notice regarding the Public Meeting will be provided in accordance with the *Planning Act*.

Existing Policy/By-Law

Planning Act

Provincial Policy Statement, 2020

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

By-Law Number 2007-43, A By-Law to require Development Proponents to Pre-Consult with The Corporation of the City of Kingston respecting Planning Matters

Notice Provisions

Notices were sent by mail to all property owners (according to the latest Assessment Rolls) within 120 metres of the subject lands and a notice sign was posted on the subject properties.

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Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

James Bar, Manager, Development Approvals, 613-546-4291 extension 3213

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Community Meeting Form, Application Materials and Map Package for 700 Gardiners Road (File Number D01-007-2023)

- Exhibit B Community Meeting Form, Application Materials and Map Package for 100 Napier Street (File Number D01-006-2023)



City of Kingston Community Meeting Form

Note to Applicant: This Form is to be completed by the Applicant and is intended to provide a detailed description of the site, locational context and the proposed application as the basis for a Community Meeting at Planning Committee. The only supplementary information that will be provided by Staff for the Community Meeting is a map package (location, Official Plan, zoning, etc). Please keep residents and members of Planning Committee in mind when completing this form by ensuring that all information is thorough, detailed and understandable. Where a field is not applicable to the site or proposal, please indicate “N/A”. Since this Form will be attached as an exhibit to a staff report, this Form must be completed in a manner that is accessible. Please refrain from using formatting or tables that are not accessible. If this form is completed in a manner that is not accessible, it may result in delays to the timing of the Community Meeting and may require staff to make amendments or adjustments prior to attaching the form as an exhibit to a staff report.

Owner/Application Information

Owner: Taggart (Gardiners) Corp.

Applicant (if Owner is not the Applicant): Taggart (Gardiners) Corp.

Site Characteristics

Site address:

- 700 Gardiners Road, Kingston (West Village Subdivision, Phase 8)

Site area:

- 7.6 hectares

Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc.):

- Undeveloped

Official Plan designation:

- District Commercial
- Residential
- Site Specific Policy Area Number 58



Zoning by-law (zone and other relevant schedules and overlays):

- District Commercial (CD) + Legacy Overlay L125
- Urban Multi-Residential Zone 1 (URM1) + Legacy Overlay L406
- Open Space (OS2) Zone

Existing number of trees:

- None

Number of existing trees to be retained:

- N/A

Description of heritage status (not a heritage building, listed, designated or located in a heritage conservation district):

- No heritage status

Description of Surrounding Uses and Buildings

East: Residential, Institutional (Secondary school)

West: Commercial (RioCan Centre)

North: Taylor Kidd Boulevard

South: Residential

Description of Proposal

Summary description of the proposal (use, height, floor area, setbacks, units, bedrooms, condominium, rental, affordability level, parking and bike spaces, will existing building or any existing features be retained/renovated/demolished etc.):

- The applicant is seeking to establish a mixed residential and commercial development located at 700 Gardiners Road, on the lands within Phase 8 of the broader West Village subdivision development in the City of Kingston. The subject site represents the northernmost 7.6 hectares of the West Village subdivision, with approximately 266 metres of frontage along Taylor Kidd Boulevard, 68 metres of frontage on Demers Avenue and approximately 142 metres of frontage on Rockwell Drive.
- The development is proposed to include a 1.1 hectare block for commercial use in the northwest corner of the site, and a block for higher-density residential uses,



in the form of an apartment building, in the northeastern corner of the site, both with frontage on Taylor Kidd Boulevard. Medium-density residential uses are proposed on the balance of the site, including 50 back-to-back townhouse dwellings, 126 townhouse dwelling units, and 18 semi-detached dwellings. The proposal will feature approximately 0.58 hectares of parkland, located at the terminus of Wheathill Street, as well as a continuation of the local street network and an additional pedestrian connection to Taylor Kidd Boulevard.

- An official plan amendment is required to redesignate portions the site from District Commercial to Residential and to amend the site-specific commercial policies on the site. The amendment reflects the change in use from a district commercial centre to the proposed mixed commercial and residential uses.
- A zoning by-law amendment is required to rezone the site from District Commercial (CD) to Urban Residential Zone 3 (UR3.B). The existing Legacy Overlay L125 will be amended to reduce the minimum commercial gross floor area requirement. Two new Exception Overlays will also be introduced. One will amend certain performance standards to permit back-to-back townhouse dwellings and apply certain provisions that are unique to West Village. The other Exception Overlay will retain the bulk of the L125 provisions with the exception of the minimum commercial gross floor area requirement to permit a standalone residential apartment building along Taylor Kidd Boulevard on a separate block from the commercial use.
- An application to amend the draft plan of subdivision conditions will be submitted concurrently to update the draft plan lot fabric and address any technical requirements required to support the proposed changes to the draft plan of subdivision.

Type of Application:

- Official Plan Amendment
- Zoning By-law Amendment
- Amendment to Draft Plan of Subdivision conditions

Proposed use:

- Residential (apartment building, back-to-back townhouses, townhouses, semi-detached dwellings)
- Commercial

Proposed number and type of residential units and bedrooms (if residential):

- Semi-detached dwelling units: 18



- Townhouse dwelling units: 126
- Back-to-Back townhouse dwelling units: 50
- Apartment dwelling units: 150

Proposed gross floor area (of each use):

- Residential: 344 dwelling units total
 - Gross floor area for townhouses and back-to-back townhouses cannot be known until full build out.
 - Gross floor area for the apartment building is unknown at this time, but is generally expected to be in the range of 14,000 - 16,000 square metres
- Commercial: No less than 2,000 square metres

Proposed height:

- Commercial Uses (Block 50): 1 storey.
- Apartment Building (Block 49): Approximately 11 storeys to comply with maximum height in zoning and airport zoning regulations.
- Back-to-Back Townhouses (Blocks 34-39): 3 storeys
- Townhouses + Semi-detached dwellings (Lots 1-9, Blocks 10-33, 40-48): 1-2 storeys

Proposed setbacks:

Front:

- Commercial Uses (Block 50): 3 metres, or 15 metres where abutting residential
- Apartment Building (Block 49): 3 metres, or 15 metres where abutting residential
- Back-to-Back Townhouses (Blocks 34-39): 3.0 metres
- Townhouses + Semi-detached dwellings (Lots 1-9, Blocks 10-33, 40-48): 3.0 metres

Interior:

- Commercial Uses (Block 50): 3 metres, or 15 metres where abutting residential
- Apartment Building (Block 49): 3 metres, or 15 metres where abutting residential
- Back-to-Back Townhouses (Blocks 34-39): 1.2 metres or 0 metres where there is a shared side wall
- Townhouses + Semi-detached dwellings (Lots 1-9, Blocks 10-33, 40-48): 1.2 metres or 0 metres where there is a shared side wall

Exterior:

- Commercial Uses (Block 50): 3 metres, or 15 metres where abutting residential



- Apartment Building (Block 49): 3 metres, or 15 metres where abutting residential
- Back-to-Back Townhouses (Blocks 34-39): 2.4 metres
- Townhouses + Semi-detached dwellings (Lots 1-9, Blocks 10-33, 40-48): 2.4 metres

Rear:

- Commercial Uses (Block 50): 3 metres, or 15 metres where abutting residential
- Apartment Building (Block 49): 3 metres, or 15 metres where abutting residential
- Back-to-Back Townhouses (Blocks 34-39): 6.0 metres or 0 metres where there is a shared rear wall
- Semi-detached dwellings and townhouses (Lots 1-9, Blocks 10-33, 40-48): 6.0 metres

Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc.):

- Commercial and Apartment Building: To be confirmed at the detailed design phase. No amendment to number of parking spaces is proposed.
- Semi-detached dwellings, townhouses and back-to-back townhouses: Min. 2 spaces per lot.

Proposed number of bicycle parking spaces:

- Commercial and Apartment Building: To be confirmed at the detailed design phase. No amendment to number of bike parking spaces is proposed.
- Semi-detached dwellings, townhouses and back-to-back townhouses: Not applicable.

Proposed landscaped open space:

- Commercial and Apartment Building: To be confirmed at the detailed design phase. No amendment to landscaped open space is proposed.
- Semi-detached dwellings and townhouses: 30%
- Back-to-back townhouses: 15%

Proposed amenity area (if residential):

- Commercial and Apartment Building: To be confirmed at the detailed design phase. No amendment to amenity area is proposed.
- Semi-detached dwellings, townhouses and back-to-back townhouses: Not applicable.

Proposed number of trees to be planted:



- Commercial and Apartment Building: To be confirmed at the detailed design phase. No amendment to landscaped open space is proposed.
- Semi-detached dwellings: In accordance with subdivision design guidelines (1 tree per lot).
- Townhouses and back-to-back townhouses: In accordance with subdivision design guidelines (1 tree for every 3 lots).

Description of how the application conforms with the Official Plan:

- The site is in the City of Kingston Urban Boundary and is designated District Commercial and Residential within Site Specific Policy Area #58 on Schedule 3-A of the City of Kingston Official Plan (the “OP”). An official plan amendment is required to redesignate portions the site from District Commercial to Residential and to amend the site-specific commercial policies on the site. The amendment reflects the change in use from a district commercial centre to the proposed mixed commercial and residential uses.
- Section 2 of the OP provides strategic policy direction related to the development of lands within the City. Schedule 2 portrays the intended City Structure – broad areas and structural elements which note areas where growth is anticipated to occur. The site is designated Housing District on Schedule 2 – City Structure. The proposed development will infill and intensify the site with residential built forms that are compatible with the surrounding neighbourhood. The proposed development represents the build out of Phase 8 of the broader West Village neighbourhood. The proposal reflects the extension of existing residential built forms from surrounding phases and the introduction of commercial uses, as intended by the initial draft plan of subdivision. Smaller-scale commercial uses are proposed, which offer greater compatibility with adjacent residential uses. Sufficient setbacks and landscaped buffers from commercial uses, including associated surface parking, will minimize visual impacts to the street and surrounding residential uses.
- Section 3 of the OP establishes and describes the land use designations regulating the character and intended function of lands within the municipality. The site is designated District Commercial and Residential, within Site Specific Policy Area #58, on Schedule 3A Land Use. The proposed residential development will intensify the site with a built form that is complementary to the surrounding neighbourhood. The proposed building heights and massing will be comparable to surrounding dwellings and should not present significant shadowing concerns. Increased building height and residential density is proposed at the northern edge of the neighbourhood, adjacent to transit routes and the Gardiners Road corridor. The structures are intended to provide a contemporary building envelope that also facilitates sufficient landscaped open space and amenity onsite. Renderings and/or architectural elevations are



provided to demonstrate suitability and compatibility of the proposed development. The development is appropriately located to support infill and intensification.

- Section 3.17 details site specific policies, including Site Specific Policy Area Number 58, which pertains to the subject site. The proposed development maintains the intent of the site specific policy area by introducing a mix of commercial and residential uses, as well as a range of residential densities and built forms. High-density residential buildings are proposed to be located with frontage on Taylor Kidd Boulevard and a new internal street and will be intentionally designed with attention to urban design. A multi-use trail is proposed along the eastern boundary of Block 50 to ensure safe pedestrian connectivity between the neighbourhood and Taylor Kidd Boulevard and to enhance the public realm for residents and visitors to the site. District commercial uses are proposed in the northwestern corner of the site and have been strategically designed to contribute to the streetscape along Taylor Kidd Boulevard while maintaining functionality and access from the internal surface parking area.
- An official plan amendment is required to reduce the minimum commercial gross floor area from 2,500 square metres to 2,000 square metres. The proposed development contains a reduction in commercial uses in response to a surplus of commercial lands in the city and a significant, growing need for housing. The City of Kingston conducted a Commercial Land Review, concluding in 2016, which found that there was no demonstrated need for additional commercial designated lands in the city. The proposed commercial lands have been marketed for commercial development for a number of years, but has received minimal interest, partially due to the adjacent commercial corridor offering a wide variety of commercial uses. The community also has a reduced need for commercial uses to generate employment opportunities as a result of the inclusion of a school and retirement community in the West Village neighbourhood. The reduction in commercial gross floor area reflects the needs of the community.
- Please see the submitted Planning Brief for additional details.

If located in an area that is subject to Official Plan policies related to source water, *natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies:*

- Not applicable

Description of amendment(s) required to the Zoning By-law:



- A zoning by-law amendment will be required to permit the proposed mix of land uses and to establish site-specific performance standards. The applicant proposes to rezone the southern portion of the site from the URM1 Zone to Urban Residential 3 (UR3.B) Zone with a new exception overlay. The applicant further proposes to rezone the northeastern corner of the site from CD Zone to the CD Zone with a new exception overlay to permit the proposed high-density residential use. Finally, the existing site-specific exception zone on the site (L125) is proposed to be amended to reflect the proposed reduction to the minimum commercial gross floor area.

Other information that would be valuable for a Community Meeting:

- The 700 Gardiners Road site is a former industrial site, colloquially known as the Nortel Lands, that was identified for mixed use redevelopment following the closure of the Nortel plant. A Neighbourhood Concept was produced by WND Associates in 2014 on behalf of the City to provide direction for future redevelopment. Fundamentally, the plan intended to include commercial uses along Taylor Kidd Boulevard and high density residential along the northwest boundary of the site adjacent to the lane to the rear of the north RioCan Centre parcel. The visioning concept proposed a transition from high to medium to low density residential uses in the east and south of the property, abutting the existing residential subdivision.
- The draft plan of subdivision was conditionally approved on February 7, 2017 and largely reflected the Neighbourhood Concept, though it included the addition of a school block. Throughout the build out of the subdivision, minor amendments have been made to the original plan, resulting in an overall increase in residential density across the site.
- Beyond the original Neighbourhood Concept, Phase 1 of the subdivision development included institutional uses in the form of a secondary school. This institutional use represents a new source of employment for the residents, as well as functioning as a community hub. Further, Phase 2 of development permitted a long term care facility at the west entrance to the development. The facility introduced a high density residential use which also provides employment opportunities.
- Two subsequent applications have been required to amend draft conditions following the 2017 draft approval due to technical requirements arising from the detailed subdivision design and technical review.

List of Drawings/Studies Submitted

- Feasibility Environmental Noise Report, Jade Acoustics, Dec-14-2023



- Servicing Report Update for Phase 8, Josselyn Engineering, Inc., Dec-12-2023
- Traffic Impact Study, GHD, Dec-6-2023
- Stormwater Management Report, Josselyn Engineering Inc., Dec-8-2023
- Planning Brief, Fotenn Planning + Design, Dec-15-2023
- Draft Plan of Subdivision, Hopkins Chitty Land Surveying, Nov-29-2023
- Concept Plan, Hopkins Chitty Land Surveying, Nov-29-2023

Community Meeting Form Prepared by: Fotenn Planning + Design

Date: December 15, 2023

By-Law Number 2024-XXX

**A By-Law To Amend The City Of Kingston Official Plan (Amendment Number ____,
700 Gardiners Road)**

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on _____;

Now Therefore the Council of The Corporation of the City of Kingston, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The City of Kingston Official Plan is hereby amended by the following map change which shall constitute Amendment Number ____ to the Official Plan for the City of Kingston.
 - (a) **Amend** Schedule '3-A', 'Land Use', of the City of Kingston Official Plan, to re-designate the lands shown on Schedule 'A' to this By-Law, from 'District Commercial' to 'Residential'.
 - (b) **Amend** Section 3.17.58, of the City of Kingston Official Plan, so as to amend the paragraph beginning with "In accordance with policy 3.4.D.7 of the Plan,[...]" to read as follows:

"In accordance with policy 3.4.D.7 of the Plan, medium and high density residential uses are permitted as upper storey uses, above ground-floor commercial uses, or as independent buildings. In order to support the establishment of a mixed use community, being defined by these site specific policies, a minimum of 2,000 square metres of commercial uses shall be provided within the District Commercial designation."

3. This by-law shall come into force and take effect on the day that is the day after the last day for filing an appeal pursuant to the *Planning Act*, provided that no Notice of Appeal is filed to this by-law in accordance with the provisions of Section 17, Subsection 24 of the *Planning Act*, as amended; and where one or more appeals have been filed within the time period specified, at the conclusion of which, the By-Law shall be deemed to have come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Given all Three Readings and Passed: [Meeting date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor



Planning
Services

Schedule 'A' to By-Law Number

Address: 700 Gardiners Road
File Number: D01-007-2023

Official Plan Schedule 3 - Land Use

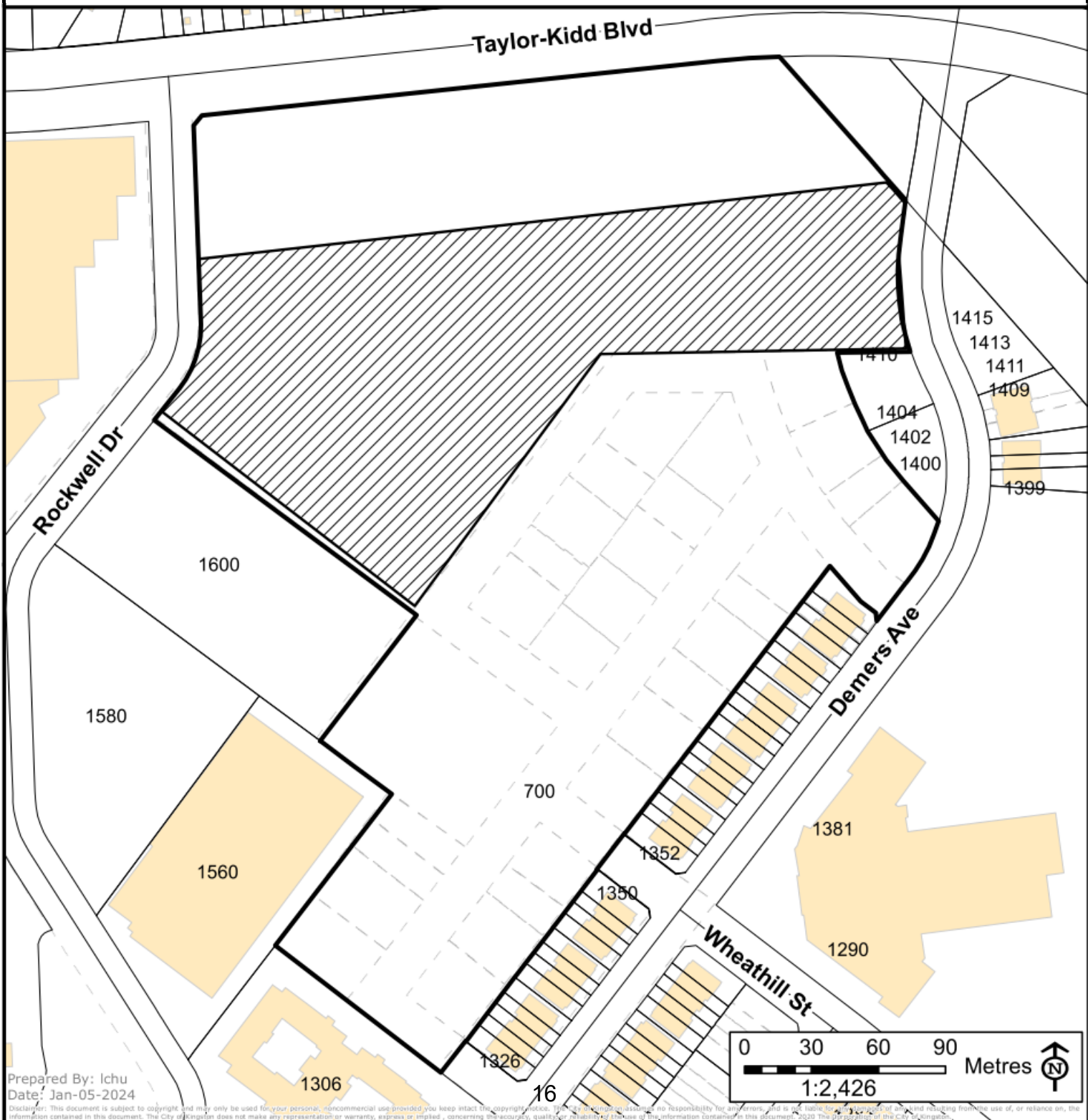
-  Subject Lands
-  Lands to be Designated Residential

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 202_.

Mayor

Clerk



By-Law Number 2024-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Zone Change from ‘URM1’ and ‘CD’ to ‘UR3.B’ Zone, Partial Removal of Legacy Exceptions L406 and L125 and Introduction of Exceptions EXX1 and EXX2 (700 Gardiners Road))

Passed:

Whereas the Council of The Corporation of the City of Kingston enacted By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (the “Kingston Zoning By-Law”);

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-Law;

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-law Number 2022-62”, is amended as follows:
 - 1.1. Schedule 1 – Zoning Map is amended by changing the zone symbol from ‘CD’ and ‘URM1’ to ‘UR3.B’, as shown on Schedule “A” attached to and forming part of this By-Law;
 - 1.2. Schedule E – Exception Overlay is amended to partially remove Legacy Exceptions ‘L406’ and ‘L125’ and to add Exception Numbers EXX1 and EXX2, as shown on Schedule “B” attached to and forming part of this By-Law;
 - 1.3. By amending Exception Number L125 in Section 20 -Legacy Exceptions, as follows:

“L125.

(g) Non-Residential Uses Gross Leasable Floor Area

 - (i) Maximum:
 - (1) Total Gross Leasable Floor Area: 10,700 square metres.
 - (2) Supermarket Floor Area: 4,200 square metres.
 - (ii) Minimum: 2,000 square metres.”

- 1.4. By adding the following Exception Number EXX1 in Section 21 –
Exceptions, as follows:

“**EXX1.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Lot frontage** shall mean the horizontal distance between the **side lot lines**, such distance being measured along a line which is parallel to the **front lot line** at a distance of 6.0 metres from the **front lot line**.
- (b) The minimum number of dwelling units per net hectare on land to be used only for **dwelling units**, excluding roads and parks is 37.5 **dwelling units** per net hectare.
- (c) The minimum **rear setback** is 0 metres where a common party wall is located along a **rear lot line**.
- (d) The minimum **landscaped open space** for **townhouses** that share both a rear common party wall and at least one side common party wall is 15%.
- (e) The maximum **driveway** width provisions are amended as follows:
 - (i) For a **semi-detached house**, the maximum **driveway** width is 6 metres or 50% of the **lot width**, whichever is less.
 - (ii) For a **townhouses** on an **interior lot**, the maximum **driveway** width is 3.5 metres or 50% of the width of the lot, whichever is greater.
 - (iii) For a **townhouse** on an end **lot**, the maximum **driveway** width is 4.0 metres or 50% of the width of the **lot**, whichever is lesser.
- (f) **Sight triangles** must comply with the following provisions:
 - (i) **Sight triangles** are required on a **corner lot**.
 - (ii) A **sight triangle** is required by a line drawn from a point on the **exterior lot line** 3.5 metres from the intersection of the **exterior lot line** and the **front lot line**, and a point on the **front lot line** 3.5 metres from the intersection of the **exterior lot line** and the **front lot line**.
 - a. Where the **exterior lot line** and the **front lot line** do not intersect at a point, the hypothetical point of

intersection of the two **lot lines** are deemed to be the intersection of the two **lot lines**.

- b. Where a **lot** is divided into more than one Zone, the zone boundary is not treated as a **lot line** and each portion of the **lot** must be used in accordance with the provisions of the applicable Zone. In the case of a conflict, the more restrictive provision(s) applies.”

- 1.5. By adding the following Exception Number EXX2 in Section 21 – Exceptions, as follows:

“**EXX2.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the uses permitted by the applicable Zone, the following uses are permitted:
- (i) **Apartment Building**
 - (ii) Seniors Residence
- (b) The maximum **height** is 136 metres above sea level.
- (c) The minimum ground floor **height** is 4.0 metres.
- (d) The minimum **setback** from any **lot line** is 3.0 metres.
- (i) Where a **lot line** abuts any Residential Zone, the minimum **setback** is 15.0 metres.
 - (ii) Where a **building** or **structure** is greater than 13.5 metres in **height** above the grade of the **lot line**, the minimum **setback** is 10.0 metres.
- (e) A privacy **yard** must be provided for an **apartment building** 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. There is no required privacy **yard** where a loading area abuts the wall of a **building**.
- (f) The minimum **parking space** dimensions are 2.6 metres wide and 5.2 metres long.
- (g) Parking areas must comply with the following provisions:
- (i) **Parking** is permitted in any **yard**.

(ii) Where a parking area is adjacent to a **street**, a minimum 1.0 metre high berm must be provided, which includes a minimum 3.0 metre wide **planting strip** containing a mixture of coniferous and deciduous trees.

(h) The minimum **parking aisle width** is 6.1 metres.”

2. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor



Planning
Services

Schedule 'A' to By-Law Number

Address: 700 Gardiners Road
File Number: D01-007-2023

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 202_.

Mayor

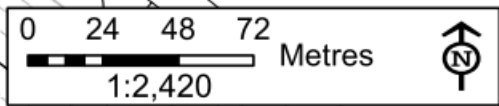
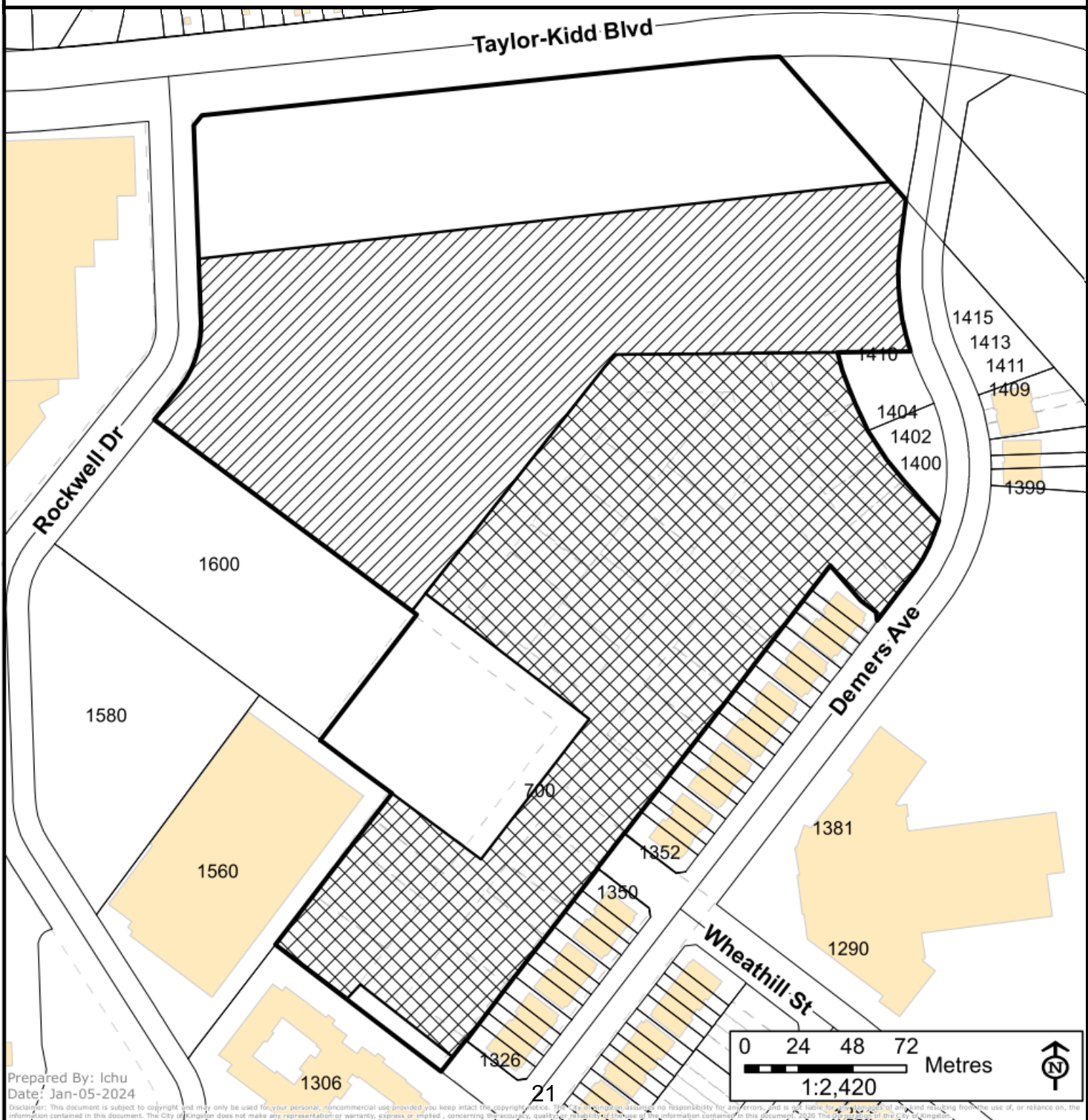
Clerk

Kingston Zoning By-Law 2022-62 Schedule 1 - Zoning Map

Lands to be Rezoned

 From CD to UR3.B

 From URM1 to UR3.B





Planning Services

Schedule 'B' to By-Law Number

Address: 700 Gardiners Road
File Number: D01-007-2023

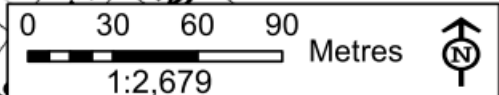
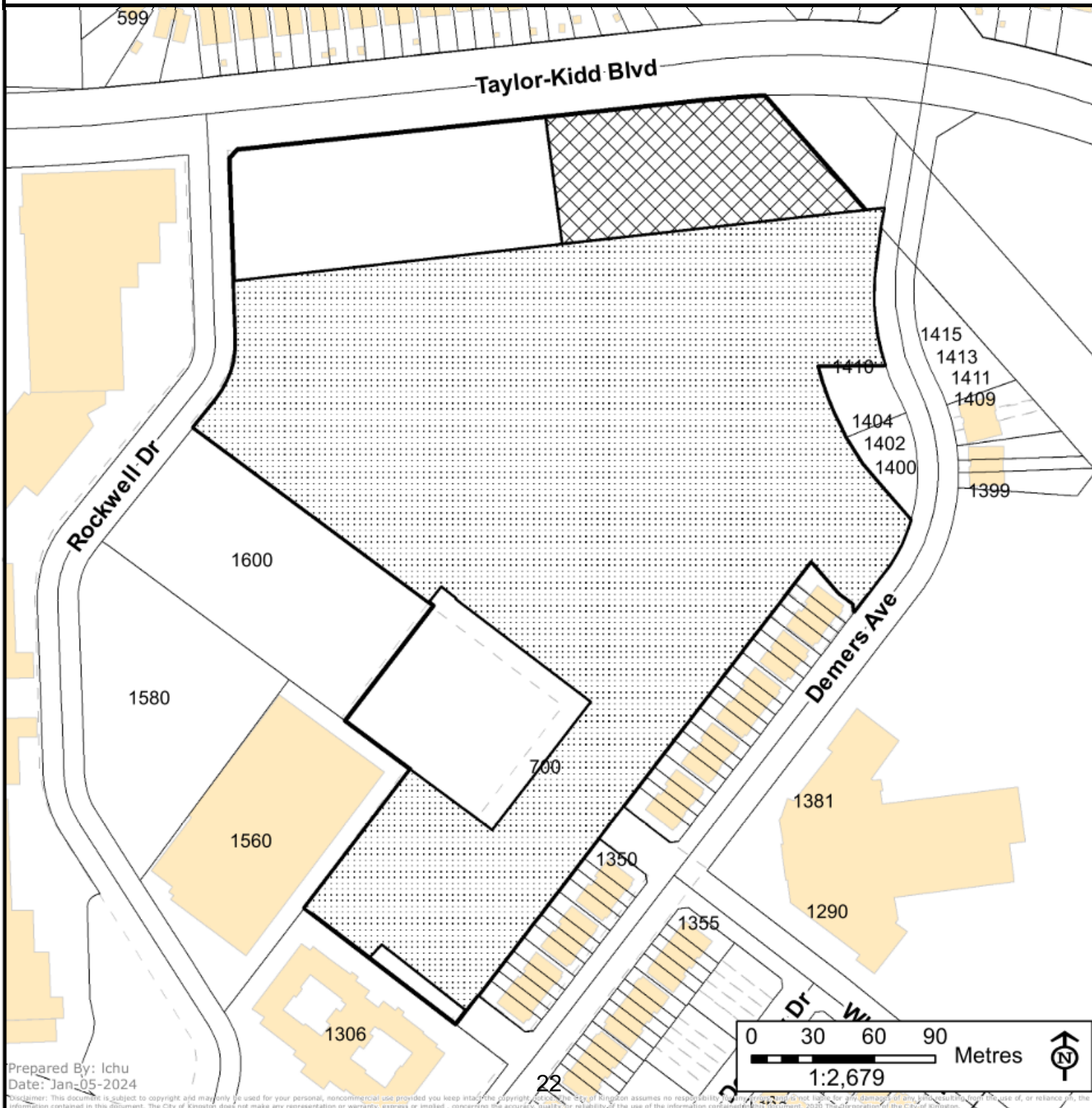
Kingston Zoning By-Law 2022-62 Schedule E - Exception Overlay

- Lands to be removed from L104 and L125 and added as EXX1
- Lands to be removed from L125 and added as EXX2

Certificate of Authentication

This is Schedule 'B' to By-Law Number _____, passed this _____ day of _____ 202_.

Mayor Clerk

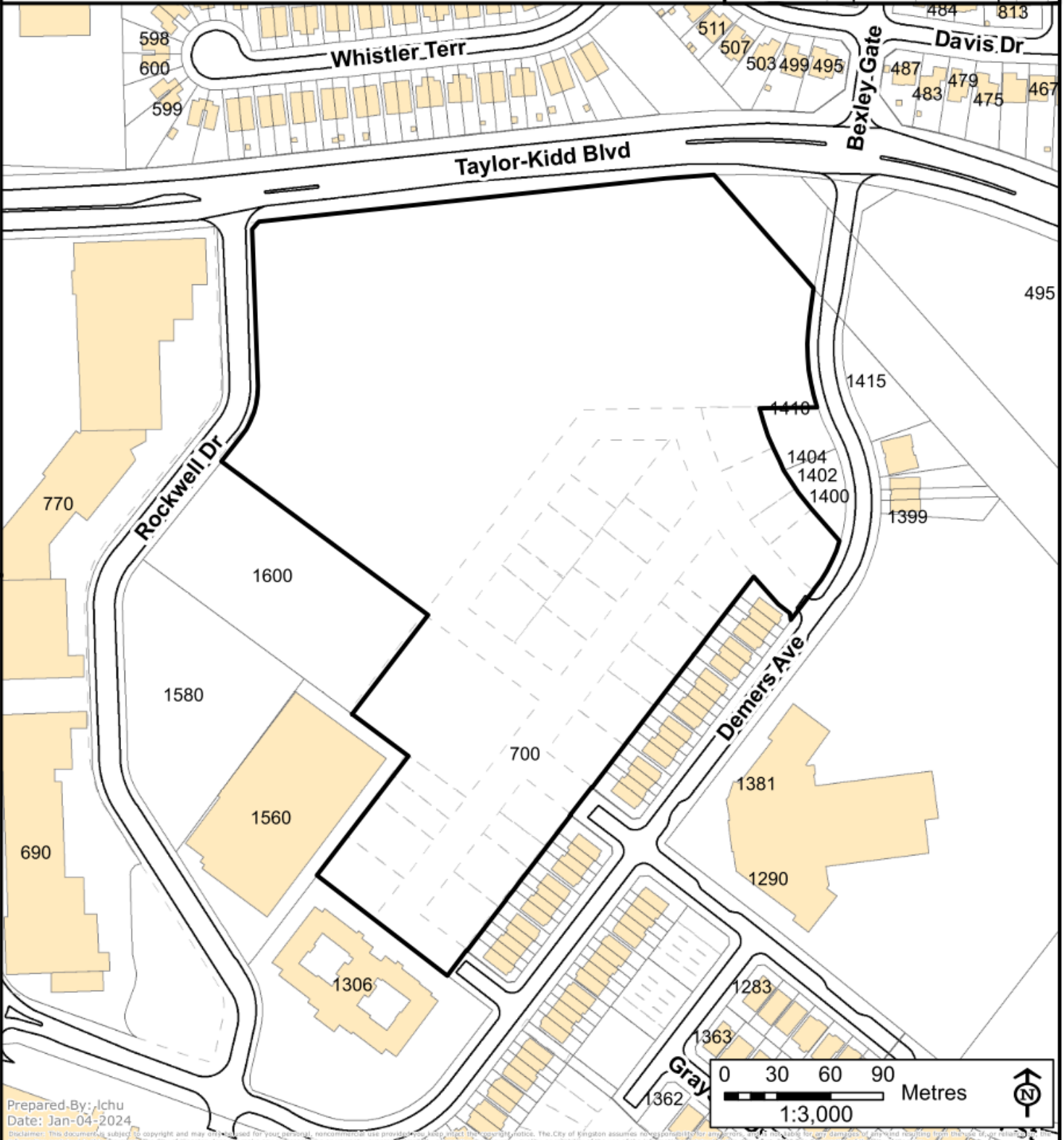
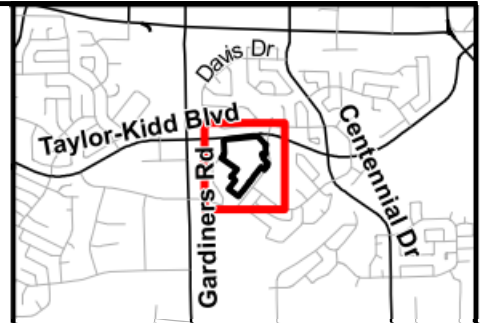


Prepared By: Ichu
Date: Jan-05-2024

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City of Kingston
Key Map
Address: 700 Gardiners Road
File Number: D01-007-2023
Prepared On: Jan-04-2024
□ Subject Lands



Prepared By: jchu
Date: Jan-04-2024

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City of Kingston Neighbourhood Context

Address: 700 Gardiners Road
File Number: D01-007-2023
Prepared On: Jan-04-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: Ichu
Prepared On: Jan-04-2024

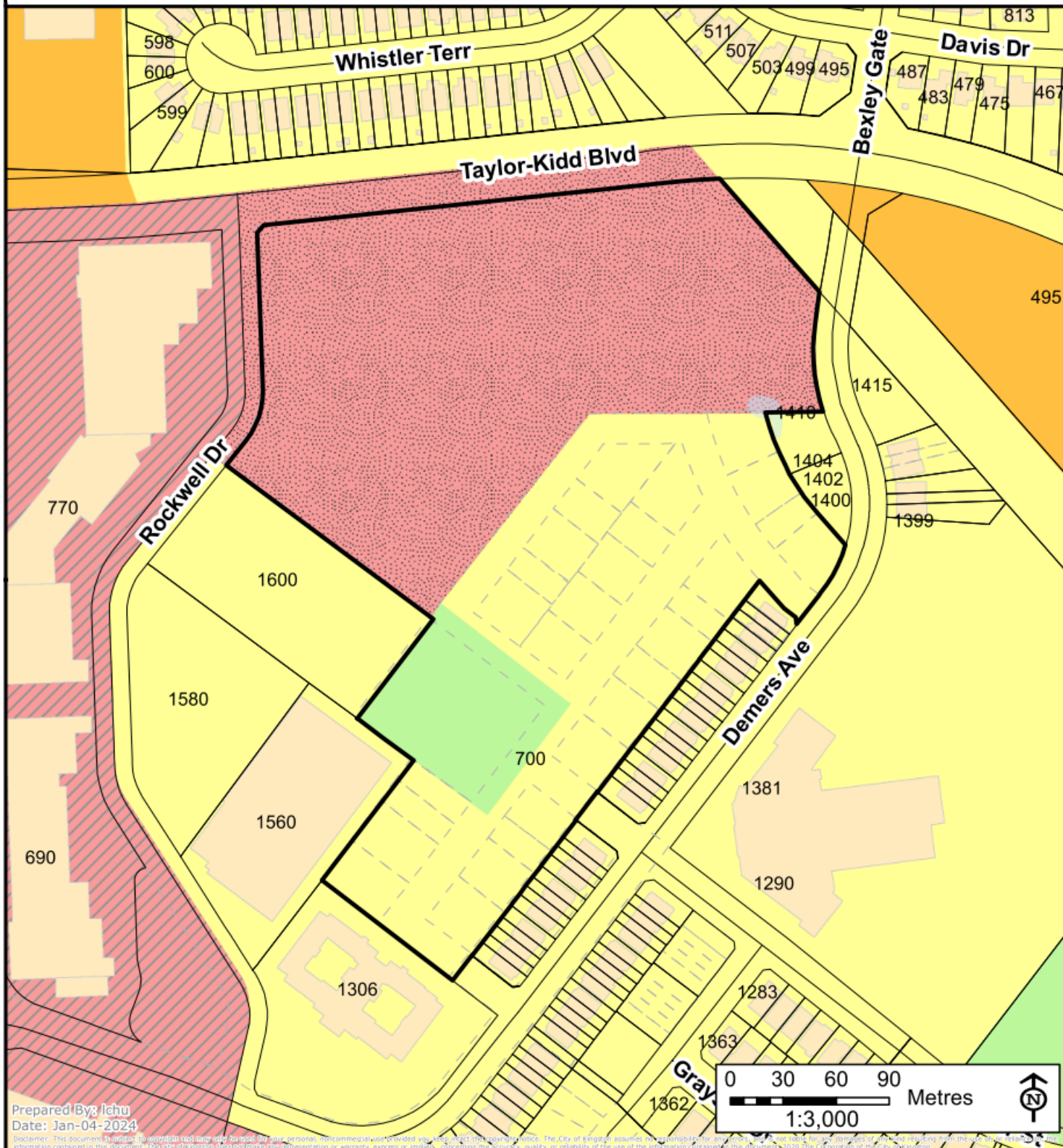
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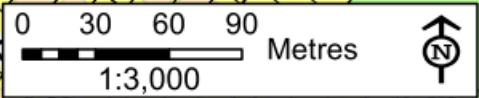
City of Kingston
Official Plan, Existing Land Use

Address: 700 Gardiners Road
File Number: D01-007-2023
Prepared On: Jan-04-2024

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



Prepared By: lchu
Date: Jan-04-2024

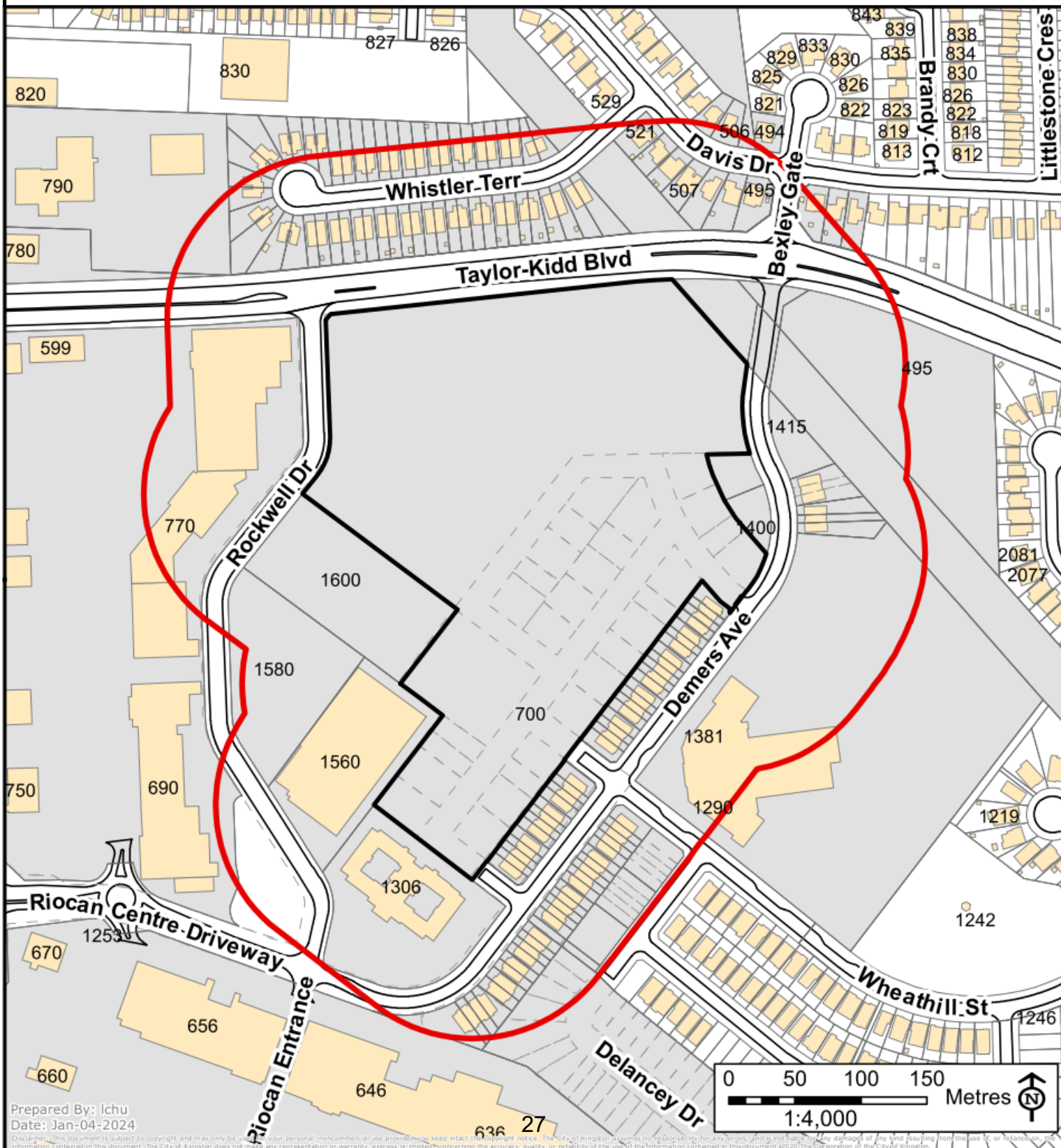


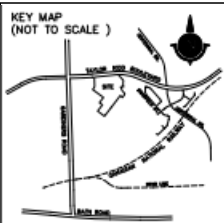


City of Kingston Public Notice Notification Map

Address: 700 Gardiners Road
File Number: D01-007-2023
Prepared On: Jan-04-2024

- 120m Public Notification Boundary
- Subject Lands
- Property Boundaries
- Proposed Parcels
- 169 Properties in Receipt of Notice (MPAC)





USE	AREA (M ²)	%	CONV.	REMARKS
RESIDENTIAL SINGLE DETACHED HOUSE	7089	13.9	171	254.4 m ²
RESIDENTIAL SEMI DETACHED HOUSE	7269	14.2	20	254.4 m ²
RESIDENTIAL NEW HOUSE (SPLIT-TO-BACK)	5841	11.2	0	254.4 m ²
RESIDENTIAL NEW HOUSE (SPLIT-TO-SIDE)	4905	9.5	0	254.4 m ²
RESIDENTIAL NEW HOUSE (SPLIT-TO-REAR)	1222	2.4	0	254.4 m ²
SCHOOL	8289	16.0	0	0
INDUS. USE COMMERCIAL	1272	2.5	0	0
PARK / OPEN SPACE	22142	43.2	0	0
PAVED	1840	3.6	0	0
STORM WATER MANAGEMENT	8248	16.0	0	0
STREETS & SIDEWAYS	49127	95.0	120	254.4 m ²
TOTAL		100		

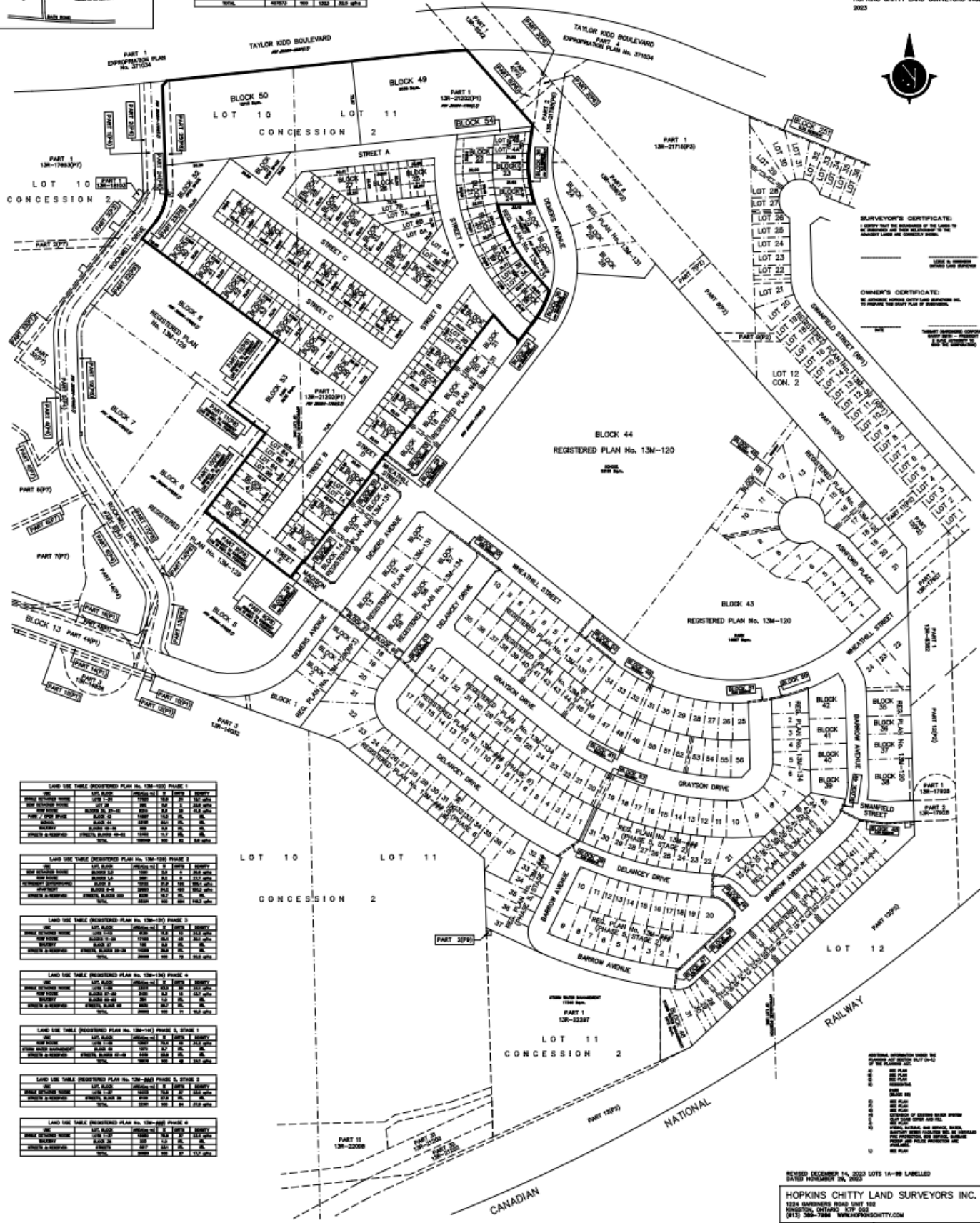
USE	AREA (M ²)	%	CONV.	REMARKS
RESIDENTIAL SINGLE DETACHED HOUSE	7089	13.9	171	254.4 m ²
RESIDENTIAL SEMI DETACHED HOUSE	7269	14.2	20	254.4 m ²
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STORM WATER MANAGEMENT	8248	16.0	0	0
STREETS & SIDEWAYS	49127	95.0	120	254.4 m ²
TOTAL		100		

PRELIMINARY

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 10 AND 11
CONCESSION 2
CITY OF KINGSTON
(GEOGRAPHIC TOWNSHIP OF BRANTON)
COUNTY OF FRONTENAC
SCALE: 1 : 1000

METRIC
DIMENSIONS ARE GIVEN IN METERS
UNLESS OTHERWISE SPECIFIED TO THE
CONTRARY

HOPKINS CHITTY LAND SURVEYORS INC.
2023



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE PROVINCE OF ONTARIO AND THAT I AM THE AUTHOR OF THIS PLAN OF SUBDIVISION.

OWNER'S CERTIFICATE:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAN OF SUBDIVISION AND THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN OF SUBDIVISION.

USE	AREA (M ²)	%	CONV.	REMARKS
RESIDENTIAL SINGLE DETACHED HOUSE	7089	13.9	171	254.4 m ²
RESIDENTIAL SEMI DETACHED HOUSE	7269	14.2	20	254.4 m ²
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STORM WATER MANAGEMENT	8248	16.0	0	0
STREETS & SIDEWAYS	49127	95.0	120	254.4 m ²
TOTAL		100		

REVISED DECEMBER 14, 2023 LOTS 14-16 LABELLED
DATED NOVEMBER 26, 2023

HOPKINS CHITTY LAND SURVEYORS INC.
1254 BARRINGTON ROAD UNIT 102
KINGSTON, ONTARIO K7P 5G2
(613) 588-7888 WWW.HOPKINSCHECHY.COM

FILE: K1N 2-10.11 2020-0021 GND PH8 DP



City of Kingston Community Meeting Form

Note to Applicant: This Form is to be completed by the Applicant and is intended to provide a detailed description of the site, locational context and the proposed application as the basis for a Community Meeting at Planning Committee. The only supplementary information that will be provided by Staff for the Community Meeting is a map package (location, Official Plan, zoning, etc). Please keep residents and members of Planning Committee in mind when completing this form by ensuring that all information is thorough, detailed and understandable. Where a field is not applicable to the site or proposal, please indicate "N/A". Since this Form will be attached as an exhibit to a staff report, this Form must be completed in a manner that is accessible. Please refrain from using formatting or tables that are not accessible. If this form is completed in a manner that is not accessible, it may result in delays to the timing of the Community Meeting and may require staff to make amendments or adjustments prior to attaching the form as an exhibit to a staff report.

Owner/Application Information

Owner: Kingston Lawn Bowling Club

Applicant (if Owner is not the Applicant): Amber Peak Developments Inc. and Fotenn Planning + Design

Site Characteristics

Site address: 100 Napier Street, Kingston

Site area: 1,960 square metres

Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc): Severed portion of Kingston Lawn Bowling Club; no buildings on site, currently unused

Official Plan designation: Open Space

Zoning by-law (zone and other relevant schedules and overlays): Open Space (OS2) Zone

Existing number of trees: 4

Number of existing trees to be retained: 0; new trees to be planted

Description of heritage status (not a heritage building, listed, designated or located in a heritage conservation district): N/A

Description of Surrounding Uses and Buildings

East: Residential

West: Residential

North: Private Open Space

South: Residential

Description of Proposal

Summary description of the proposal (use, height, floor area, setbacks, units, bedrooms, condominium, rental, affordability level, parking and bike spaces, will existing building or any existing features be retained/renovated/demolished etc.):

The applicant is proposing to develop a four-lot residential subdivision on the subject site. Each lot is proposed to be developed with a three-storey single detached dwelling, with an attached additional residential unit. Landscaped amenity area is provided in both front and rear yards, with most amenity area located in the rear yards.

Access to the proposed lots will be provided via Napier Street. A singular drive aisle will be shared between the two southernmost lots, and between the two northernmost lots, resulting in two vehicular accesses from Napier Street total. One parking space is provided per residential unit, therefore two parking spaces are provided per lot. Parking is in the rear yards of the proposed lots. Bicycle parking will be provided in covered, secure structures on each lot. Separate pedestrian pathways are provided adjacent to drive aisles.

The site is designated and zoned for private open space use, as the subject property was previously held and operated by the Kingston Lawn Bowling Club. Applications are required to redesignate and rezone the site to permit residential use. An Exception Overlay is requested as part of the zoning by-law amendment to reflect site-specific conditions, and a plan of subdivision is required to create four separate properties.

Type of Application: Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision

Proposed use: Residential

Proposed number and type of residential units and bedrooms (if residential): Four single detached residential dwelling units, with one attached accessory residential dwelling unit in each single detached house, for a total of eight residential units

Proposed gross floor area (of each use): 120 square metres per building (40 square metres per storey)

Proposed height: 10.1 metres

Proposed setbacks:

Front: 4.5 metres

Interior: 0.8-1.2 metres

Exterior: not applicable

Rear: 24 metres

Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc): 8 surface parking spaces (all occupant spaces)

Proposed number of bicycle parking spaces: 32 spaces (all long term)

Proposed landscaped open space: 33%

Proposed amenity area (if residential): Approximately 90 square metres per lot

Proposed number of trees to be planted: 8

Description of how the application conforms with the Official Plan: The site is designated Open Space on Schedule 3-A Land Use of the Official Plan. The Open Space designation permits a broad range of both public and private recreational uses, but does not permit the intended residential use of the site. Therefore, an official plan amendment is required to support the development.

Section 3.8.6 of the Official Plan permits privately held lands designated for open space use to be developed with other uses, subject to the criteria provided in Section 3.8.10 of the Official Plan. The criteria requires that any new uses proposed on private open space lands be compatible with surrounding land uses and be evaluated for impacts to environmental protection lands and to the broader parks and trails systems in the City. As the site is not proximal to any defined parkland corridors, and is not adjacent to any environmentally protected areas, these criteria are not applicable to the development. The site is surrounded by other residential uses, and the provision of similarly scaled residential use on the site will not have an impact on the continued use of the retained Kingston Lawn Bowling Club lands.

The proposed development represents appropriate residential infill in an area characterized by residential development and other compatible uses, including parks and open spaces, commercial amenities, and educational institutions. The development will efficiently utilize existing municipal services, including water, wastewater, utilities, public transit, and cycling infrastructure. It is our professional planning opinion that the proposed development is appropriate and overall conforms to the City of Kingston Official Plan.

If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies: A Stage 1-2 Archaeological Assessment was conducted. Based on the findings in this assessment, no further archaeological study is required.

Description of amendment(s) required to the Zoning By-law: The site is regulated by the City of Kingston Zoning By-law 2022-62 and is zoned Open Space (OS2) Zone. To permit residential development on the site, a zoning by-law amendment which changes the OS2 Zone to a residential zone is required. The applicant is proposing to zone the site with the Urban Residential 5 (UR5) Zone, which is the dominant zone in the surrounding residential neighbourhood. The proposed zoning by-law amendment includes an Exception Overlay to the UR5 zone to reflect some site-specific conditions. The Exception Overlay would amend the location from which lot frontage is measured on the site, the minimum aggregate interior yard setback permitted, and the minimum long term bicycle parking space width permitted.

Other information that would be valuable for a Community Meeting: Please refer to the Planning Brief submitted with this application for further details of the proposed development, including site photos, a summary of all supporting studies, the applicable Provincial Policy Statement and Kingston Official Plan policies, and a zoning table that provides a review of the development against the Kingston Zoning By-law 2022-62.

List of Drawings/Studies Submitted

- Architectural Designs, Begin Creative Designs, November 30, 2023
- Draft Rendering, Begin Creative Designs, November 28, 2023
- Planning Brief, Fotenn Planning + Design, November 30, 2023
- Phase 1 Environmental Assessment, Cambium Inc., October 19, 2023
- Stage 1-2 Archaeological Assessment, Abacus Archaeological Services, November 24, 2023
- Tree Inventory and Preservation Report, ArbreCare, March 13, 2023
- Site Servicing and Stormwater Management Report, Forefront Engineering Inc., December 5, 2023
- Drawing Binder, Forefront Engineering Inc., December 5, 2023
- Reference Plan, Hopkins Chitty, November 30, 2023

Community Meeting Form Prepared by: Fotenn Planning + Design

Date: February 1, 2024

By-Law Number 2024-XXX

**A By-Law To Amend The City Of Kingston Official Plan (Amendment Number ____,
100 Napier Street)**

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on _____;

Now Therefore the Council of The Corporation of the City of Kingston, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The City of Kingston Official Plan is hereby amended by the following map change which shall constitute Amendment Number ____ to the Official Plan for the City of Kingston.
 - (a) **Amend** Schedule '3-A', 'Land Use', of the City of Kingston Official Plan, to re-designate the lands shown on Schedule 'A' to this By-Law, from 'Open Space' to 'Residential'.
2. This by-law shall come into force and take effect on the day that is the day after the last day for filing an appeal pursuant to the *Planning Act*, provided that no Notice of Appeal is filed to this by-law in accordance with the provisions of Section 17, Subsection 24 of the *Planning Act*, as amended; and where one or more appeals have been filed within the time period specified, at the conclusion of which, the By-Law shall be deemed to have come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Given all Three Readings and Passed: [Meeting date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

By-Law Number 2024-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Zone Change from ‘OS2’ to ‘UR5’ Zone, and Introduction of Exception EXXX (100 Napier Street))

Passed:

Whereas the Council of The Corporation of the City of Kingston enacted By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (the “Kingston Zoning By-Law”);

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-Law;

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-law Number 2022-62”, is amended as follows:
 - 1.1. Schedule 1 – Zoning Map is amended by changing the zone symbol from ‘OS2’ to ‘UR5’, as shown on Schedule “A” attached to and forming part of this By-Law;
 - 1.2. Schedule E – Exception Overlay is amended to add Exception Number EXXX as shown on Schedule “B” attached to and forming part of this By-Law;
 - 1.3. By adding the following Exception Number EXXX in Section 21 – Exceptions, as follows:

“**EXXX.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

 - (a) Minimum **lot frontage** shall be measured at the **front lot line**.
 - (b) Minimum Aggregate **Interior Setback**: 3.5 metres.
 - (c) Bicycle Parking: Long-term horizontal **bike spaces** may be 0.4 metres in width.”

2. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor





Planning
Services

Schedule 'B' to By-Law Number

Address: 100 Napier St.
File Number: D01-006-2023
Prepared On: Jan-05-2024

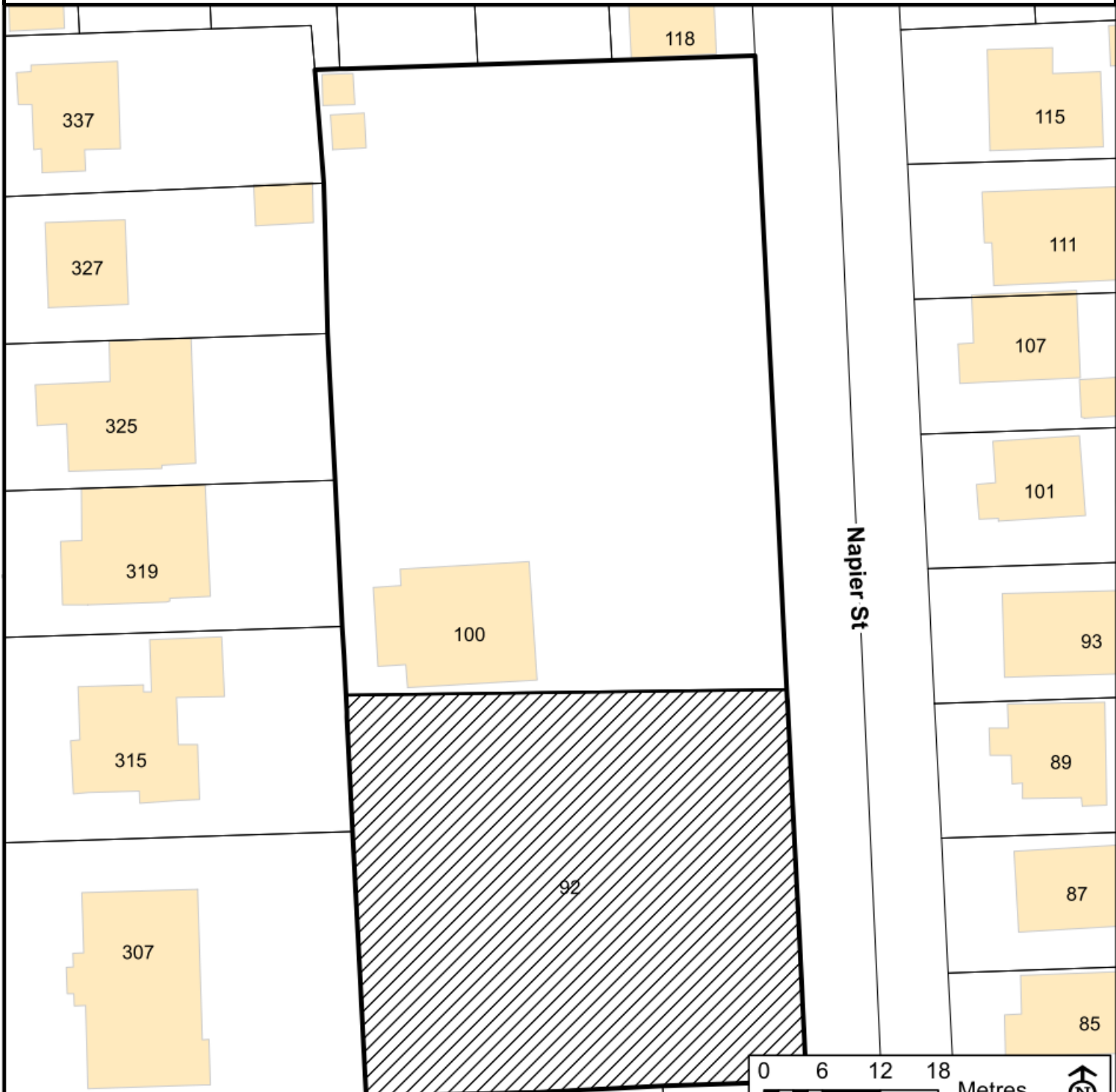
Kingston Zoning By-Law 2022-62 Schedule E - Exception Overlay

-  Subject Lands
-  Lands to be added as EXXX

Certificate of Authentication

This is Schedule 'B' to By-Law Number _____, passed this _____ day of _____ 202_.

Mayor Clerk



Prepared-By: lchu
Date: Jan-05-2024



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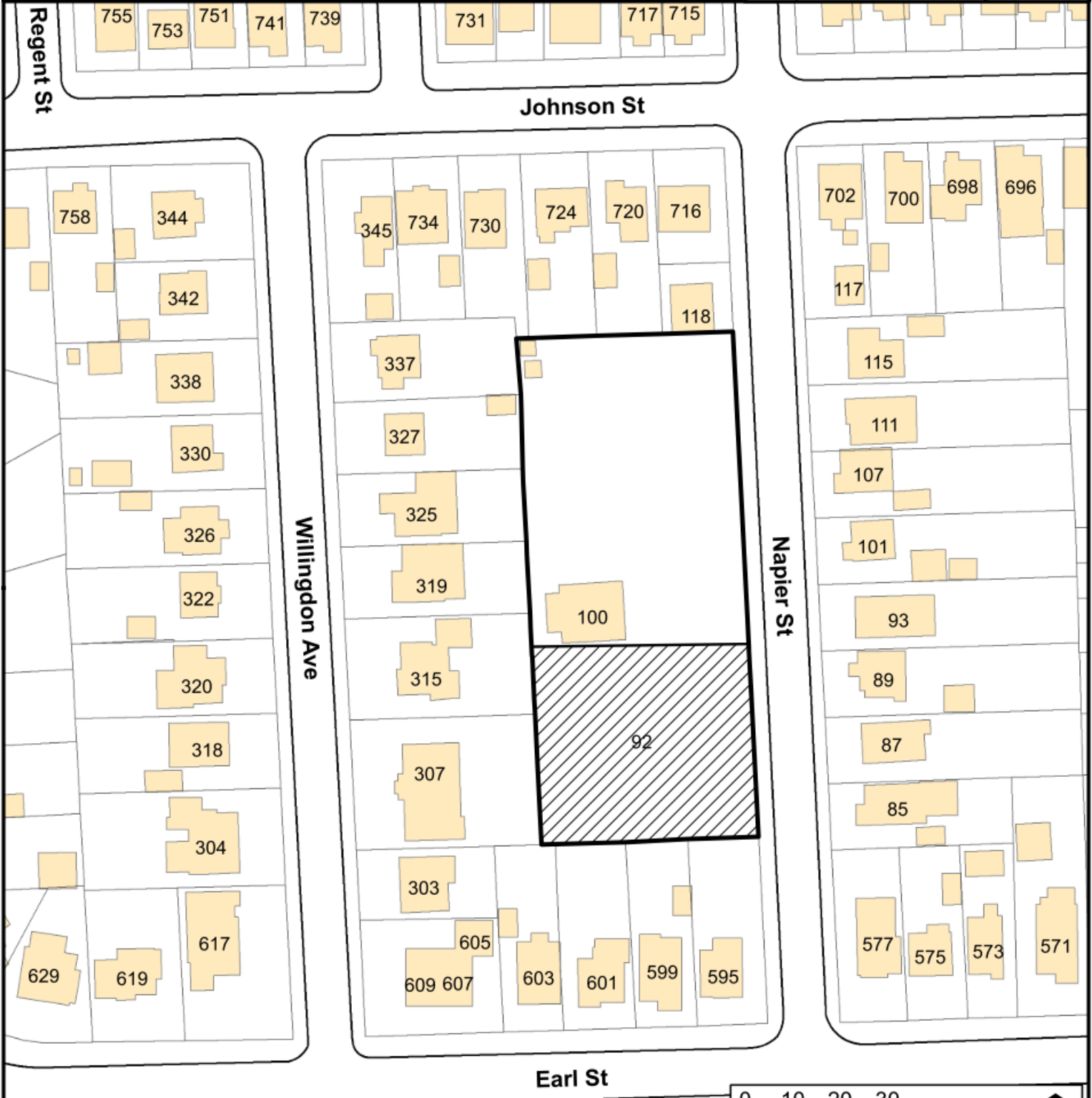
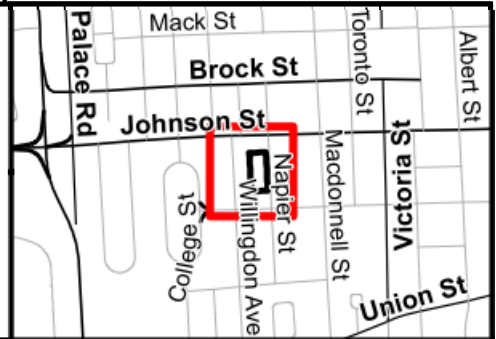


City of Kingston

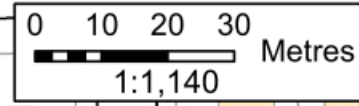
Key Map

Address: 100 Napier St.
File Number: D01-006-2023
Prepared On: Jan-10-2024

-  Subject Parcel
-  Lands Subject to this Application



Prepared By: lchu
Date: Jan-10-2024

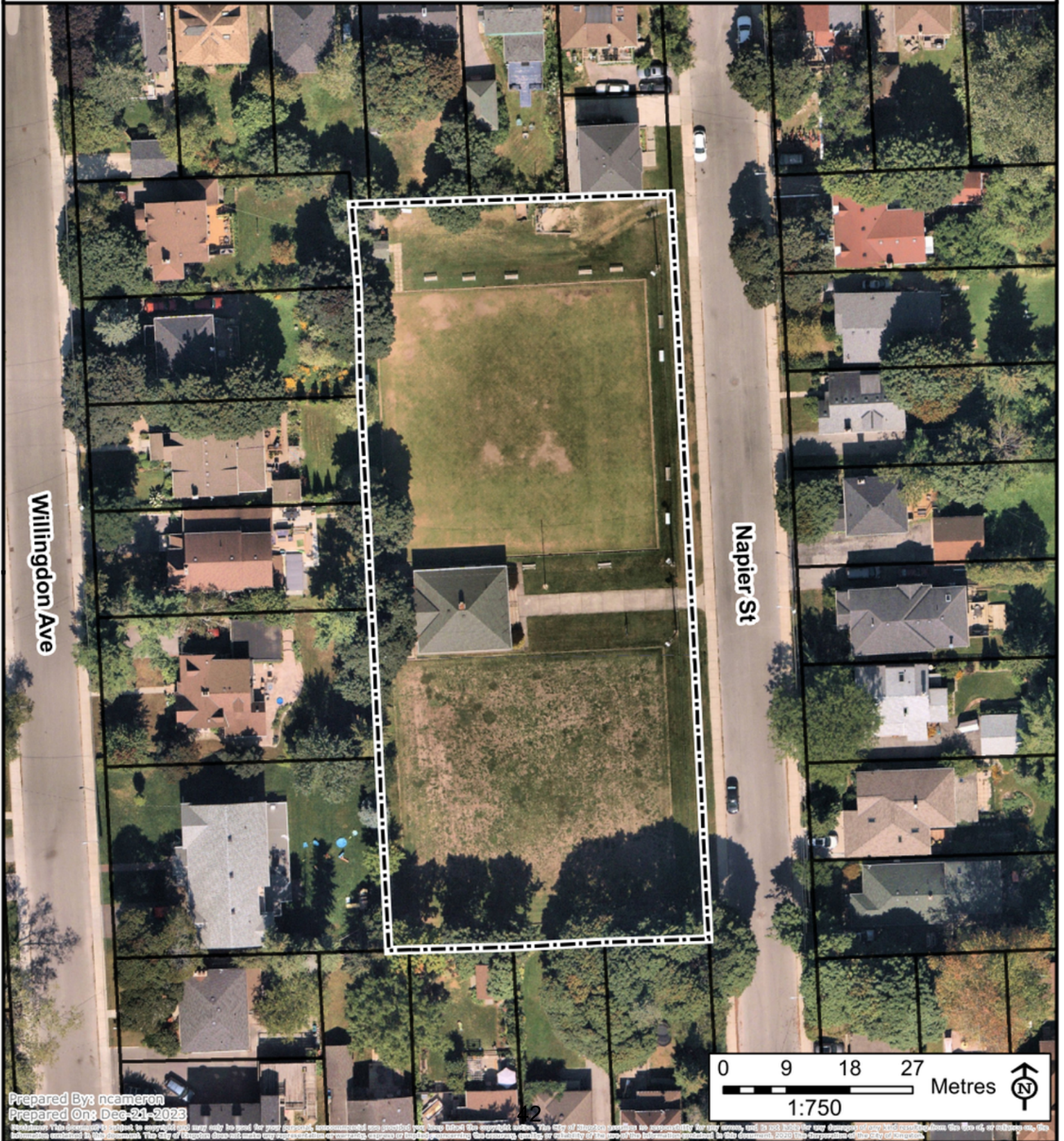




City of Kingston Neighbourhood Context

Address: 100 Napier St.
File Number: D01-006-2023
Prepared On: Dec-21-2023

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: ncameron
Prepared On: Dec-21-2023




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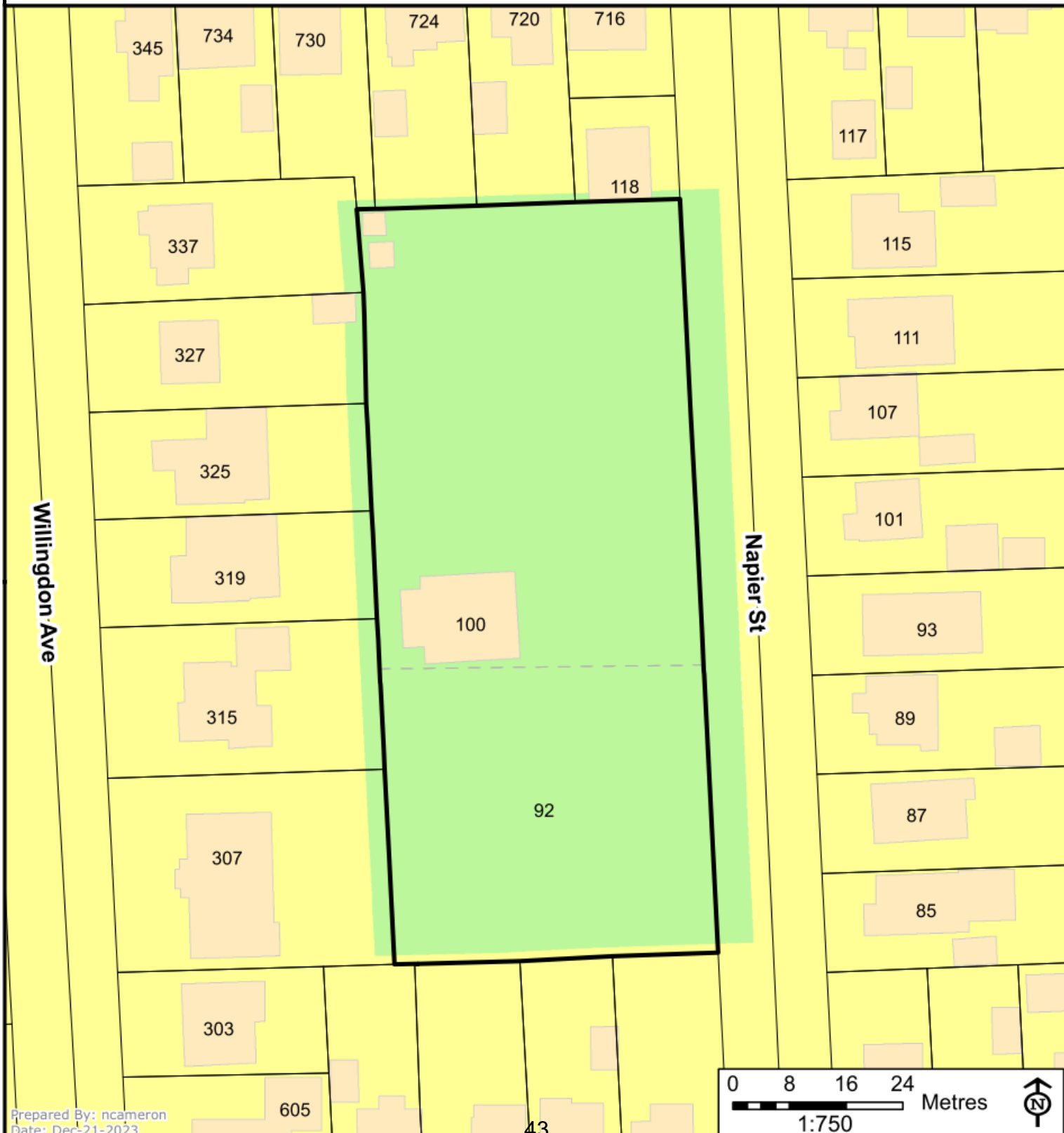


Planning Services

City of Kingston Official Plan, Existing Land Use

Address: 100 Napier St.
File Number: D01-006-2023
Prepared On: Dec-21-2023

-  Subject Lands
-  OPEN SPACE
-  RESIDENTIAL





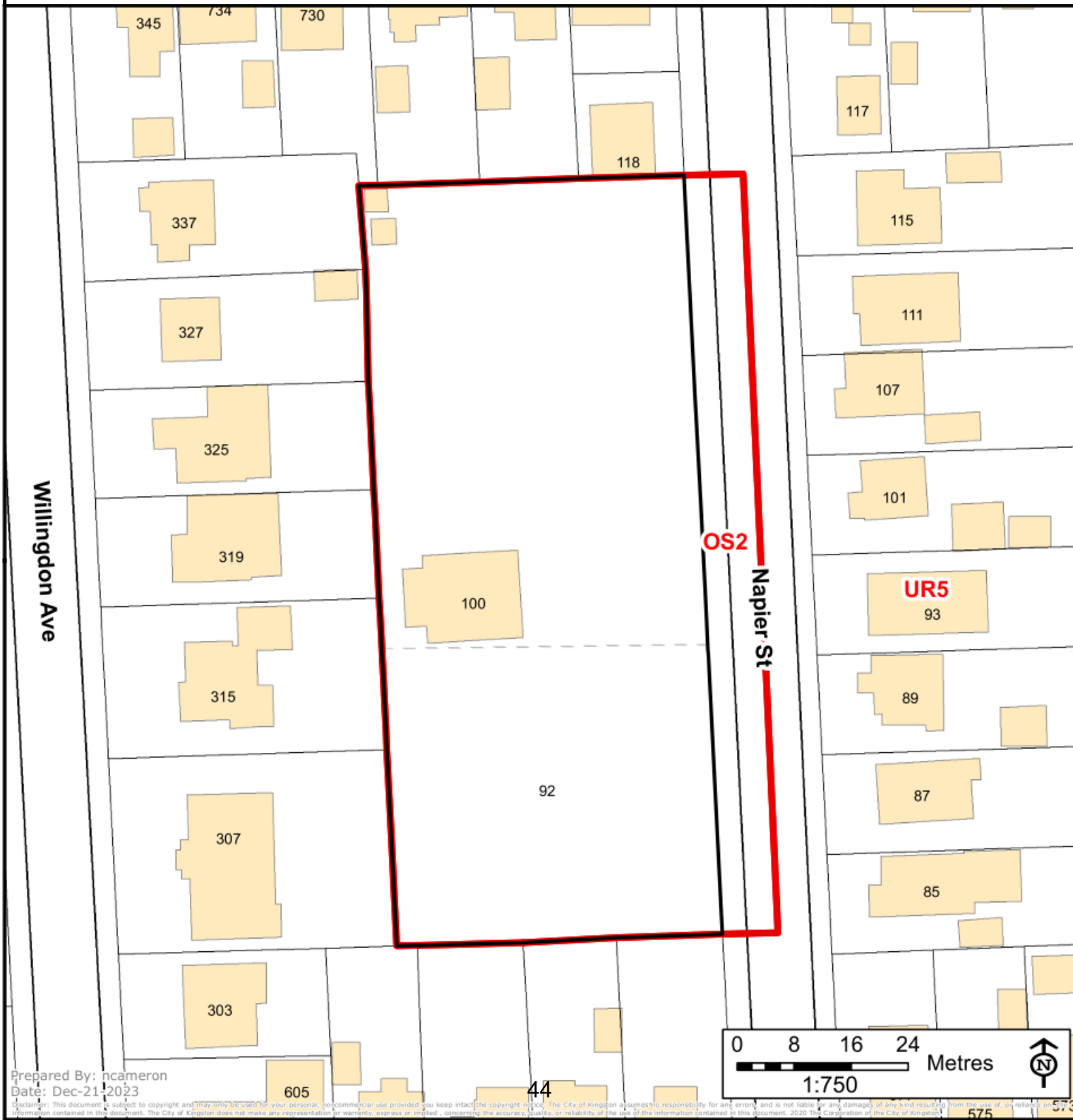
Planning Committee Existing Zoning Kingston Zoning By-Law 2022-62

Planning
Services

Address: 100 Napier St.
File Number: D01-006-2023
Prepared On: Dec-21-2023

Subject Lands
Schedule 1 Zoning Map
 Zone

Schedule E - Exception Overlay
 Legacy Exceptions (LXXX)
 Exceptions (EXXX)
Schedule F - Holding Overlay
 Holding Overlay (HXXX)

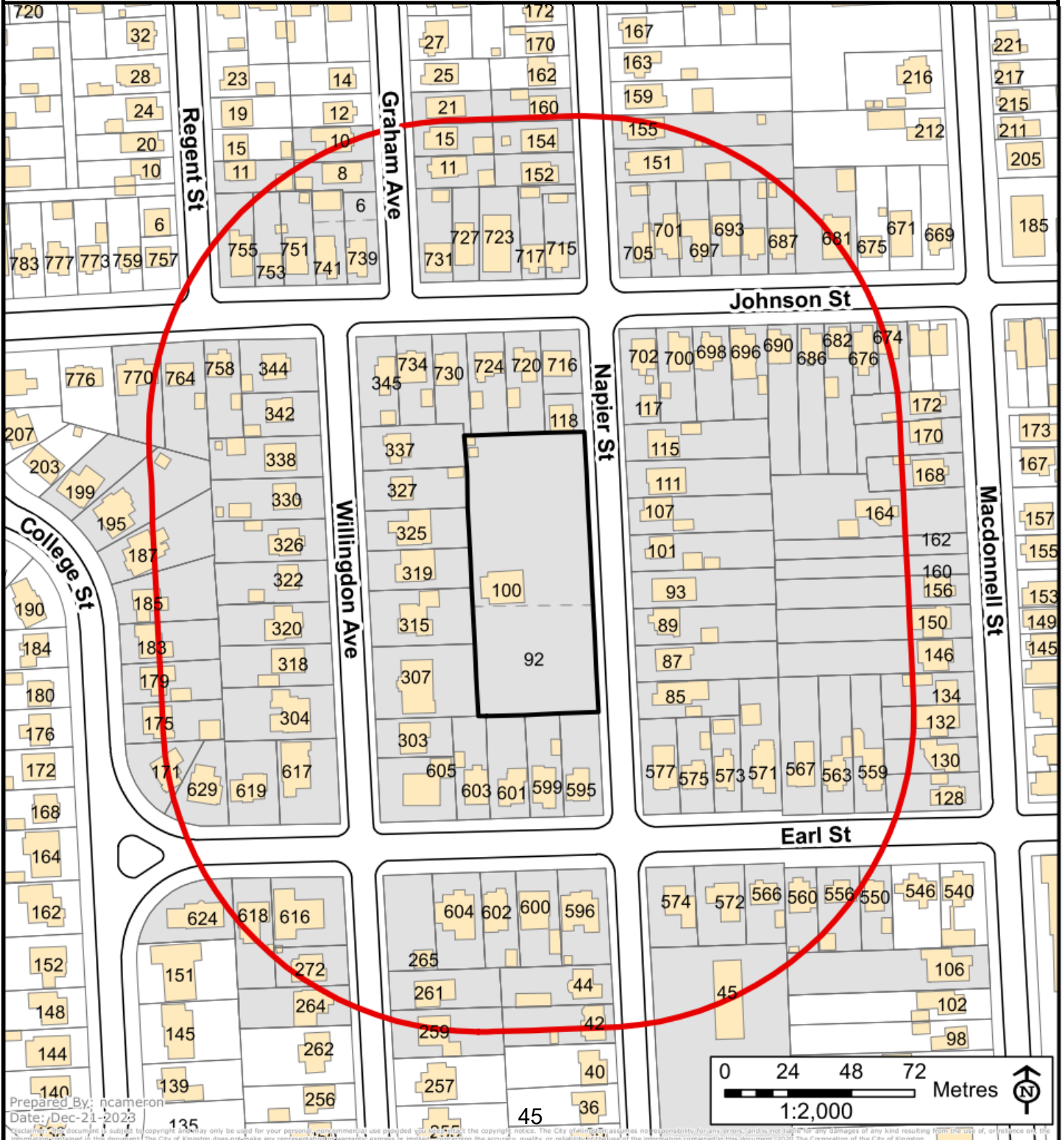




City of Kingston Public Notice Notification Map

Address: 100 Napier St.
File Number: D01-006-2023
Prepared On: Dec-21-2023

- 120m Public Notification Boundary
- Subject Lands
- Property Boundaries
- Proposed Parcels
- 131 Properties in Receipt of Notice (MPAC)





GENERAL ARCHITECTURAL DESIGN NOTES:
THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF PART 9 OF THE 2023 NATIONAL AND ONTARIO BUILDING CODE.

ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE ONTARIO BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER CODES AND BY-LAWS OF THE CITY OF KINGSTON AND

CITY OF FRONTENAC.
ALL SPANS CONFORM TO THE 2023 O.B.C. & THE SPAN BOOK (CANADIAN WOOD COUNCIL).

THE GENERAL CONTRACTOR, SUB-TRADES, AND CONSULTANTS ARE RESPONSIBLE FOR VERIFYING THEY ARE WORKING FROM THE MOST CURRENT EDITION OF THE PLANS.

THE GENERAL CONTRACTOR AND ALL SUB-TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS BEFORE THE START OF ANY WORK OR ORDERING OF MATERIALS, AND SHALL REPORT ANY PROPOSED REVISIONS, OR ANY ERRORS OR DISCREPANCIES, TO AMBER PEAK DEVELOPMENT INC. AND BEIGH CRATHE DESIGN INC. IMMEDIATELY.

DRAWINGS ARE INTENDED TO BE SCALED AS ANNOTATED, AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
THE DEVELOPER SHALL SUPPLY COPIES OF ALL CONSTRUCTION SHOP DRAWINGS TO THE ALL CONSULTANTS FOR REVIEW, BASED ON ALL AUTH-ORITATIVE PARTIES.

ROOF DESIGN NOTES:
ALL ROOF SPACES SHALL BE VENTILATED WITH GORTIT AND ROOF(TOP) VENTS. SEE THE ROOF PLAN AND THE 2023 ONTARIO BUILDING CODE SECTION.

ALL TRUSSES TO BE PRE-ENGINEERED SPANS, AND DETAILS VERIFIED BY THE TRUSS SUPPLIER ON SITE PRIOR TO ANY FABRICATION. TRUSS DESIGN SUPPLIED BY GENERAL CONTRACTOR TRUSS ENGINEER.

FLOORING AND FOUNDATION SCHEMATIC DESIGN NOTES (TO BE VERIFIED AND APPROVED BY STRUCTURAL ENGINEER, SOIL TEST MAY BE REQUIRED) (ALL CONCRETE TO HAVE MIX DESIGN FROM CONCRETE SUPPLIER - AS PER CONTRACTOR)

CONCRETE FLOORING, FLOOR SLAB, AND WALL STRENGTH - 35 MPa (M&S WILL REQUIRE COMPRESSION TESTING PRIOR TO ANY NEW CONSTRUCTION)
10mm REBAR TO BE #4 CUBES, DOUBLE LAYRED (IN KC STRUCTURE AND TRADITIONAL) WITH 1" V COWELS (NON-KC STRUCTURE)

POURED-IN PLACE CONCRETE SIDEWALKS - 52 MPa (M&S WILL REQUIRE COMPRESSION TESTING PRIOR TO ANY NEW CONSTRUCTION)

20mm CRUSHED GRAVEL BELOW POURED-IN PLACE CONCRETE (TO 100% COMPACTION)
2 COATS OF ADMIXED 5MM SCREEN SANDPAPER FLOOR GRADE

ALL LOAD BEARING STUDS, FLOOR JOISTS, AND BUILT-UP BEAMS TO BE A MIN. OF 5.9F, No. 2 OR BETTER.

STRING OF THE BUILDING MUST BE VERIFIED BY A LEGAL LAND SURVEYOR BEFORE PLACING ANY CONCRETE AND MUST BE IN ACCORDANCE WITH ALL LOCAL BY-LAWS & REGULATIONS.

THERMAL BARRIER:
EFFECTIVE INSULATION OF CEILING, WALLS, AND FLOORS MEET THE REQUIREMENTS OF TABLE 9.36.2.3.A AND TABLE 9.36.2.3.B FOR THE CORRECT CLIMATE ZONE.
THE THERMAL CHARACTERISTICS OF WINDOWS AND DOORS MEET THE REQUIREMENTS OF TABLE 9.36.2.4, A, B, & C FOR THE CORRECT CLIMATE ZONE.
EFFECTIVE INSULATION OF FOUNDATIONS MEETS THE REQUIREMENTS OF TABLE 9.36.2.5.A OR B FOR THE CORRECT CLIMATE ZONE.
DUCTS LOCATED OUTSIDE THE THERMAL ENVELOPE SHALL BE INSULATED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS.
DAMPERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED.
HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENVELOPE OR ARE FULLY INSULATED.
HVAC EQUIPMENT IS LOCATED WITHIN THE THERMAL ENVELOPE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THE THERMAL ENVELOPE.
TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT.
HVAC & DRAIN EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 9.36.3.10 AND 9.36.4.2.
SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS.
SERVICE WATER HEATERS HAVE TEMPERATURE CONTROLS.
THE AIR BARRIER DETAILS AND LOCATIONS HAVE BEEN IDENTIFIED BY THE ENERGY AND THERMAL BARRIER BUILDING CONSULTANTS.

GLAZING AND OPENING DESIGN NOTES:
DOOR FRAMES TO OPENERS FOR ENTRANCES AND EXTERIOR DOORS TO DRILLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND THE FRAMING AT THE HEIGHT OF THE DEADBOLT AS TO RESIST SPREADING BY THE WAY OF FORCE.
ALL GLASS IN DOORS, OR Sidelights TO BE SAFETY GLASS.
ALL EXTERIOR HINGED DOORS SHALL HAVE HINGES AND PINS SUCH THAT THE DOORS CAN NOT BE REMOVED FROM THE OUTSIDE IN THE CLOSED POSITION.
BUREAU DOORS MUST BE UNDERBOLT 12mm FOR CROSS VENTILATION.

GENERAL EXTERIOR DESIGN NOTES:
EXTERIOR WALL DIMENSIONS IN THE PLAN ARE TO THE OUTSIDE FACE OF THE RYWOOD SHEATHING OR THE OUTSIDE FACE OF THE FOUNDATION WALLS.
MINIMUM LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY THE DEVELOPER AS THEY GO FROM THE ROOF EAVES TO THE CITY STORM SEWER CONNECTIONS ALONG THE CORNER OF THE ELEVATIONS.

GENERAL HVAC DESIGN NOTES:
HVAC EQUIPMENT TO BE LOCATED WITHIN THERMAL ENVELOPE OR DESIGNATED TO BE INSTALLED OUTSIDE.
HVAC & DRAIN EQUIPMENT TO MEET MIN. PERFORMANCE REQUIREMENT DETERMINED IN TABLES 9.36.3.10 & 9.36.4.2. TO BE INSTALLED OUTSIDE.
MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS PARALLEL TO AN INSULATED WALL MUST NOT LOWER THE REQUIRED INSULATION OF THE WALL. KEEP PANELS ON THE INTERIOR WALL OR PUR OUT FRAMING, OR HAND ON THE WALL.
PYPH-OUTSIDE CONDENSED SPACE MUST BE INSULATED TO THE LEVEL OF ABOVE-GRADE WALLS.

CONTROLS MUST BE ACCURATE +/- 0.5 DEGREE CELSIUS.

WOOD HEATERS & STOVES EXEMPT:
HUMIDIFICATION IS NOT REQUIRED. EXCEPT INDOOR POOLS AND HOT TUBS - 10 lph, WITH NO COVER, BUT AUTO CONTROLS ARE REQUIRED WHERE HUMIDIFICATION IS USED.
HVAC SIZED & INSTALLED TO GOOD PRACTICES.
DUCT SIZES SIZED.
DUCTS OUTSIDE CONDENSED SPACE SEALED & INSULATED TO VALUE OF WALLS.
HEAT NOT REQUIRED BUT MUST CONFORM WITH 9.36 WHERE PRESENT.
SPACE HEAT AND SERVICE HOT WATER EFFICIENCIES AS CALICATED IN SECTION 9.38.
CONTROLS FOR SPACE HEAT & SERVICE HOT WATER ARE REQUIRED TO BE TO CURRENT NEC AND PEC 2023.

9.32. VENTILATION:
EXHAUST: ONLY VENTILATION NO LONGER ACCESSIBLE.
NEW PRINCIPAL FAN SIZING TABLE.
VENTILATION AIR MUST BE DISTRIBUTED TO EACH BEDROOM AND A COMMON AREA.

MECHANICAL SYSTEM - MUST RUN CONTINUOUSLY.

CRAWL SPACE / BASEMENT VENTILATION REQUIRED.
CREDIT FOR VENT SHORT WITH ENHANCED EXHAUST DUCTS TO EXTERIOR WALL.

9.32.4. PROTECTION AGAINST DEPRESSURIZATION:
MAKE-UP AIR IS REQUIRED FOR LARGE CAPACITY EXHAUST EQUIPMENT (0.5 AIR CHANGES/HOUR) WHEN

HOUSE HAS APPLIANCES SUBJECT TO BACK DRAFTING OR THE HOUSE IS LOCATED IN AN AREA CLASSIFIED AS RADON AREA 5.

9.32.5. DUCTS:
EXHAUST DUCTS MUST DISCHARGE TO OUTDOORS.
EXHAUST AND SUPPLY DUCTS MUST BE SIZED AS REQUIRED BY MANUFACTURER & EQUIVALENT DIAMETER AS PER TABLE 9.32.5.3(1).

NEED TO BE AIR-SEALED, INSULATED, AND PROVIDED WITH A VAPOUR BARRIER.

SPACING, SEPARATION OF BUILDINGS AND UNPROTECTED OPENING CALCULATIONS 9.18.15.

LIMITING DISTANCE AND FIRE DEPARTMENT RESPONSE.
A LIMITING DISTANCE EQUAL TO HALF THE ACTUAL LIMITING DISTANCE SHALL BE USED AS INPUT TO THE REQUIREMENTS OF THIS SECTION, WHERE THE TIME FROM RECEIPT OF NOTIFICATION OF A FIRE BY THE FIRE DEPARTMENT UNTIL THE FIRST FIRE DEPARTMENT VEHICLE ARRIVES AT THE BUILDING EXCEEDS 10 MINUTES BY 10% OR MORE OF THE CALLS TO THE BUILDING.

FIRE SUPPRESSION:
THE BUILDINGS ARE NOT SPRINKLERED.
APPROVED SMOKE ALARMS TO BE INSTALLED 0.15-1.0.
APPROVED CARBON MONOXIDE ALARMS TO BE INSTALLED.

SYMBOLS LEGEND:

- NORTH ARROW
- DOOR TAG
- DESIGN FEATURE TAG
- WINDOW TAG
- WALL TAG
- EXTERIOR DETAIL TAG
- INTERIOR DETAIL TAG



Legal Description

Civic Address
100 MAPLE STREET, KINGSTON, ONTARIO

Site Reconciliation

Project Information Legend

Property Owner
AMBER PEAK REAL ESTATE DEVELOPMENT INC.

Authority
CITY OF KINGSTON

Builder
TBC

Site Zoning
URS

Site Area

Proposed Use
RESIDENTIAL DUPLEX

Zoning By-Law Analysis

LANDSCAPE DESIGN DETAILS DESIGN NOTES: (ADDITIONAL DETAILS ON SHEET 26)

COVERAGE (ALL SHOWN AS SURFACE AREA/PLANAR m²)

FRONT/EAST YARDS SOD	WEST YARDS SOD
LOT 1 21.13 m ²	LOT 1 92.82 m ²
LOT 2 21.32 m ²	LOT 2 99.77 m ²
LOT 3 21.24 m ²	LOT 3 96.88 m ²
LOT 4 21.32 m ²	LOT 4 95.71 m ²

ASPHALT

LOT 1 (1672.27 SQFT)	155.36 m ²
LOT 2 (1534.49 SQFT)	142.56 m ²
LOT 3 (1607.86 SQFT)	149.38 m ²
LOT 4 (1598.89 SQFT)	148.54 m ²

CONCRETE PATHWAYS (EAST TO WEST)

LOT 1	39.85 m ² (428.90 SQFT)
LOT 2	39.85 m ² (428.90 SQFT)
LOT 3	39.85 m ² (428.90 SQFT)
LOT 4	39.85 m ² (428.90 SQFT)

CONCRETE CURBS (WEST LOT)

LOT 1	9.24 m ²
LOT 2	9.07 m ²
LOT 3	9.15 m ²
LOT 4	9.16 m ²

CONCRETE STOOPS (IN ANBAR AREA - 6" - 0.15 m Step Height)

LOT 1	1.67 m ²
LOT 2	1.67 m ²
LOT 3	1.67 m ²
LOT 4	1.67 m ²

SITE DIAGRAM OF LOT OUTLINES

BLAW DESCRIPTION

BLAW DESCRIPTION	ALLOWABLE	PROPOSED	COMPLIANCE
LOT SETBACKS			
FTL	10.0 m	10.0 m	YES
FTL	N/A	N/A	N/A
FTL	0.6 m	1.2 m	1.2 m
FTL	N/A	N/A	N/A
LOT AREA	MIN 370 sq ft to MAX -	462.39 SQFT	YES
SITE COVERAGE	N/A	N/A	N/A
M & E	Not Given	0.3 m above FIGHT Finished grade	YES
BUILDING HEIGHT	FLAT ROOF - 9.0 m or PEAKED - 10.2 m (Three Storeys) whichever is less	10.16m	YES

STORM, SANITARY & SEWER
reference Civil Engineer Reports and information from the City of Kingston

GLAZING BRIEF: (SEE SHEETS 3 AND 4 FOR MORE INFORMATION)

	NORTH	EAST	SOUTH	WEST
FACADE SQFT	1829 SQFT	635 SQFT	1829 SQFT	635 SQFT
ALLOWABLE GLAZING PERCENTAGE	<7%	<100%	<7%	<100%
TOTAL ACTUAL GLAZING SQFT	87 SQFT	177 SQFT	87 SQFT	177 SQFT
TOTAL GLAZING PERCENTAGE	4.78 %	27.87 %	4.78 %	27.87 %
DOOR GLAZING	N/A	5.8125 SQFT	N/A	5.8125 SQFT
PRIVACY GLASS (RAIN TEXTURE)	87 SQFT	5.8125 SQFT	87 SQFT	5.8125 SQFT

DESIGN CHECK SHEET

NO.	DESCRIPTION	STATUS	DATE
1	Check all dimensions and notes for accuracy.	Complete	23/11/24
2	Verify all materials and finishes are specified.	Complete	23/11/24
3	Ensure all electrical and plumbing symbols are correct.	Complete	23/11/24
4	Check for any missing or conflicting information.	Complete	23/11/24
5	Verify all structural requirements are met.	Complete	23/11/24
6	Check for any missing or conflicting information.	Complete	23/11/24
7	Verify all structural requirements are met.	Complete	23/11/24
8	Check for any missing or conflicting information.	Complete	23/11/24
9	Verify all structural requirements are met.	Complete	23/11/24
10	Check for any missing or conflicting information.	Complete	23/11/24
11	Verify all structural requirements are met.	Complete	23/11/24
12	Check for any missing or conflicting information.	Complete	23/11/24
13	Verify all structural requirements are met.	Complete	23/11/24
14	Check for any missing or conflicting information.	Complete	23/11/24
15	Verify all structural requirements are met.	Complete	23/11/24
16	Check for any missing or conflicting information.	Complete	23/11/24
17	Verify all structural requirements are met.	Complete	23/11/24
18	Check for any missing or conflicting information.	Complete	23/11/24
19	Verify all structural requirements are met.	Complete	23/11/24
20	Check for any missing or conflicting information.	Complete	23/11/24

RELEASED DRAWING

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ENSURE FINAL CLIENT APPROVAL (PLEASE INITIAL FOR APPROVAL) IS BELOW FOR MOST CURRENT DRAWING

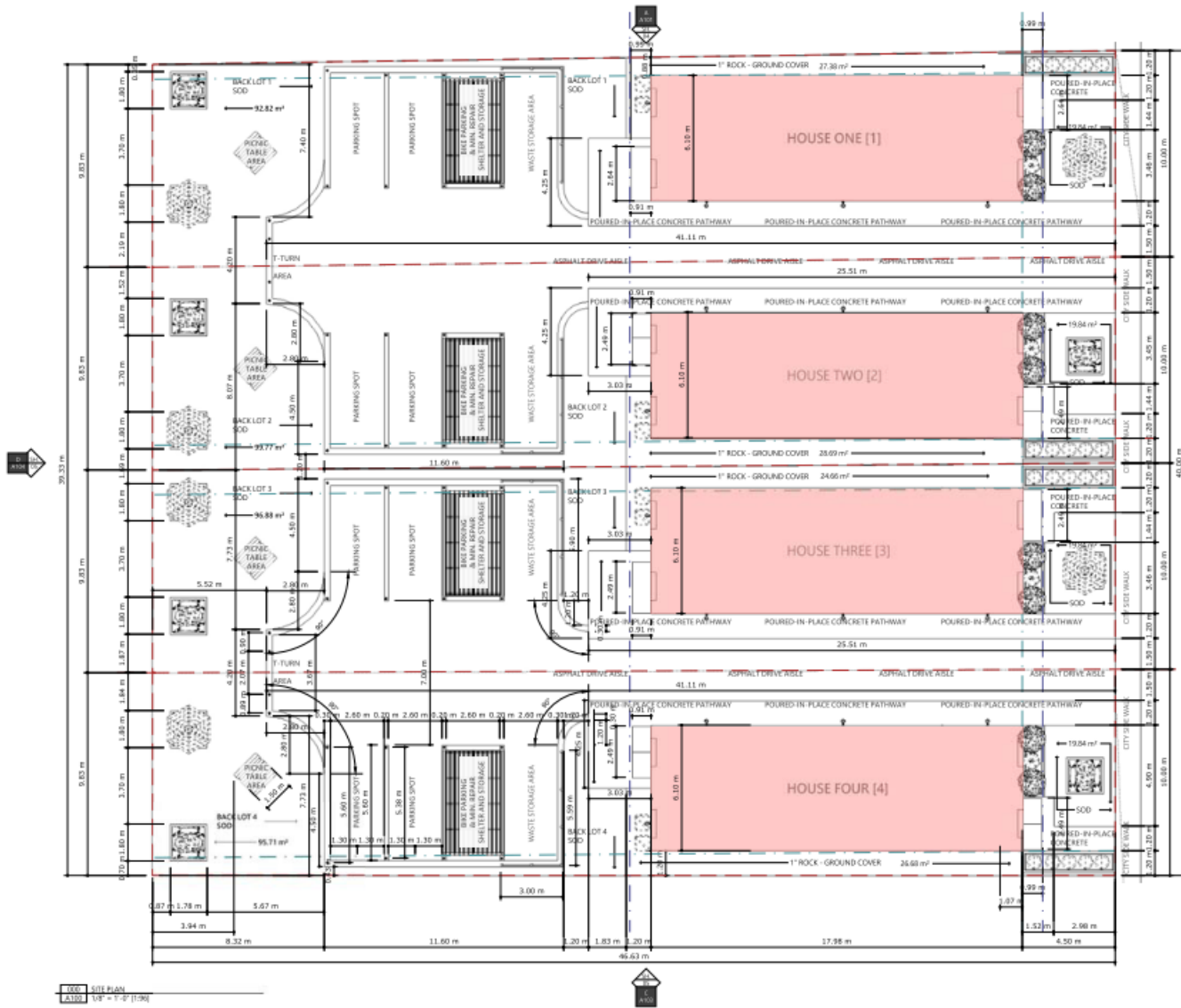
Design Revision Notes

Release to Client at request for other project consultants
Architectural Design and Design/Construction. Package Release to Client to conclude revisions based on Client Notes

Date
23/11/24

General Notes

DATE 2023/11/24
PAGE 1 OF 35



1000 SITE PLAN
1:100 1/8" = 1'-0" (1:30)

SITE SYMBOLS LEGEND:

- BUILDING SITE - RES. URS
- PROPOSED PROPERTY LOT LINES
- SETBACK LINES [WHERE APPLICABLE]
- BROW ROOF PROJECTION
- DESIGN FEATURE TAG
- AIR CONDITIONING UNIT ON 12" HT. MOUNT FROM GRADE
- GAS SERVICE LINE (WITH 3'-0" T. AND 3 m FROM FRONT CORNER)
- GRASS/SOD
- POURED ASPHALT
- POURED CONCRETE PATHWAY
- 1" GRAVEL ROCK FILL
- RESIDENTIAL BUILDING SITES

SITE PLAN NOTES
TO INCLUDE:

- LOCKING BICYCLE PARKING (SECURITY RISK) ALONG WEST SIDE OF THE RESIDENTIAL BUILDING STRUCTURES
- MOUNTS TO HAVE PERSONAL BICYCLES SECURED (JOB OPTION TO PARTNER WITH BICYCLE RENTAL BRANDS)
- GARBAGE AND RECYCLING AREA ALLOCATED FOR EACH DUPLEX ON THE WEST OF THE RESIDENTIAL BUILDING STRUCTURES
 - PER UNIT
 - GARBAGE (1)
 - BICYCLE (2)
 - COMPOST (1)
- LOW MAINTENANCE LANDSCAPING (GRASS/SOD FRONT YARDS WITH RECTANGULAR TREE BEDS WITH MULCH AND BRICK BORDERS TO MATCH FACADE BRICK - TRD [TO MATCH FACADE] MULCH - TRD (BROWN) SHRUBS/TREE - TRD (BROWN) GRASS (HOSTAS)
- STORM SWELLS IN WEST

PLEASE REFERENCE ADDITIONAL LANDSCAPE DESIGN AND SITE PLAN NOTES ON SHEET 25 AND 26

Revision History

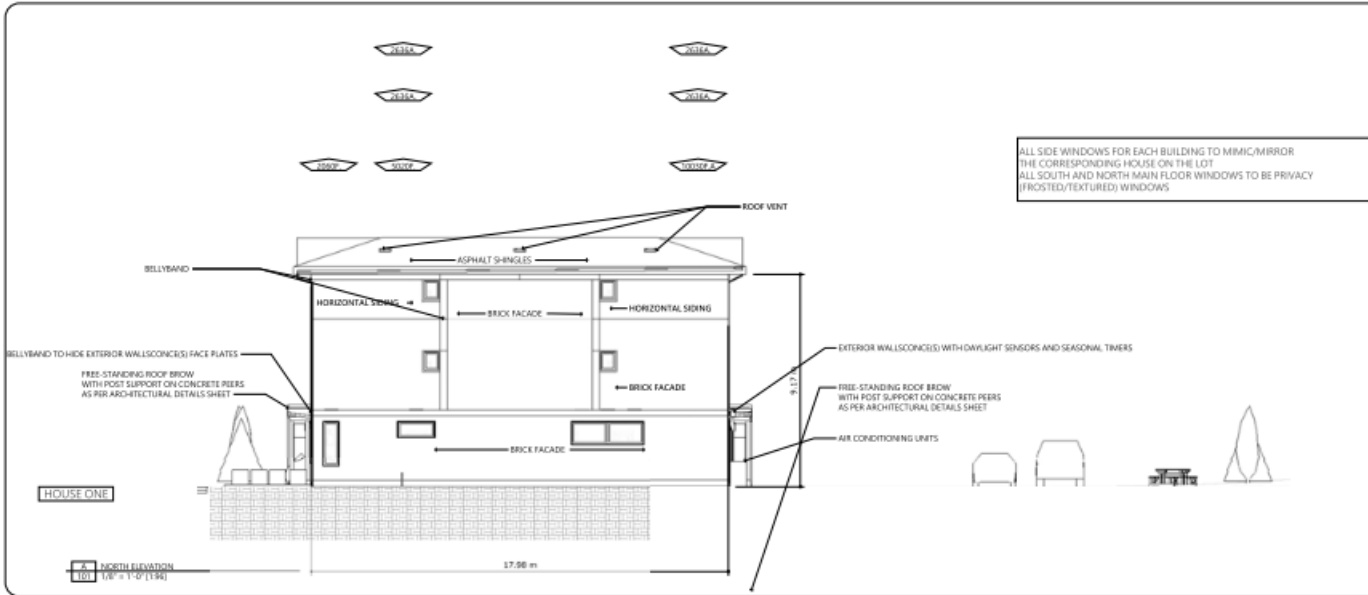
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2	25/11/24	ISSUED FOR PERMIT
3	25/11/24	ISSUED FOR PERMIT
4	25/11/24	ISSUED FOR PERMIT
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49	25/11/24	ISSUED FOR PERMIT
50	25/11/24	ISSUED FOR PERMIT

RELEASED DRAWING
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Design Revision Notes
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Architectural Design and Design/Construction Package Release to Client to conclude reviews based on Client Notes

Date
25/11/24
25/11/24

Site Plan
DATE 2025.11.24
PAGE 2 OF 33



GLAZING CHARTS OF WINDOWS PER BUILDING:

HOUSE ONE

QTY.	EAST	QTY.	SOUTH	QTY.	WEST	QTY.	NORTH
1	38KASHMENT (FRGD)	4	2636 CABINET (PRIVACY GLASS)	1	4646 38KASHMENT (FRGD)	9	2636 CABINET (PRIVACY GLASS)
1	4662 38M TO LIFE DOOR (SEB LITE) TRANSOM	1	2060 FRD - PRIVACY GLASS	1	4662 38M TO LIFE DOOR (SEB LITE) TRANSOM	1	2060 FRD - PRIVACY GLASS
4	3930 CABINET LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	5020 FRD - PRIVACY GLASS	4	3930 CABINET LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	5020 FRD - PRIVACY GLASS
4	3930 FRD LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	12930 FRD - PRIVACY GLASS	4	3930 FRD LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	12930 FRD - PRIVACY GLASS
	177 SQFT		87 SQFT		177 SQFT		87 SQFT

HOUSE TWO

QTY.	EAST	QTY.	SOUTH	QTY.	WEST	QTY.	NORTH
1	4646 38KASHMENT (FRGD)	4	2636 CABINET (PRIVACY GLASS)	1	4646 38KASHMENT (FRGD)	9	2636 CABINET (PRIVACY GLASS)
1	4662 38M TO LIFE DOOR (SEB LITE) TRANSOM	1	2060 FRD - PRIVACY GLASS	1	4662 38M TO LIFE DOOR (SEB LITE) TRANSOM	1	2060 FRD - PRIVACY GLASS
4	3930 CABINET LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	5020 FRD - PRIVACY GLASS	4	3930 CABINET LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	5020 FRD - PRIVACY GLASS
4	3930 FRD LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	12930 FRD - PRIVACY GLASS	4	3930 FRD LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	12930 FRD - PRIVACY GLASS
	177 SQFT		87 SQFT		177 SQFT		87 SQFT

HOUSE THREE

QTY.	EAST	QTY.	SOUTH	QTY.	WEST	QTY.	NORTH
1	4646 38KASHMENT (FRGD)	4	2636 CABINET (PRIVACY GLASS)	1	4646 38KASHMENT (FRGD)	9	2636 CABINET (PRIVACY GLASS)
1	4662 38M TO LIFE DOOR (SEB LITE) TRANSOM	1	2060 FRD - PRIVACY GLASS	1	4662 38M TO LIFE DOOR (SEB LITE) TRANSOM	1	2060 FRD - PRIVACY GLASS
4	3930 CABINET LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	5020 FRD - PRIVACY GLASS	4	3930 CABINET LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	5020 FRD - PRIVACY GLASS
4	3930 FRD LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	12930 FRD - PRIVACY GLASS	4	3930 FRD LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	12930 FRD - PRIVACY GLASS
	177 SQFT		87 SQFT		177 SQFT		87 SQFT

HOUSE FOUR

QTY.	EAST	QTY.	SOUTH	QTY.	WEST	QTY.	NORTH
1	4646 38KASHMENT (FRGD)	4	2636 CABINET (PRIVACY GLASS)	1	4646 38KASHMENT (FRGD)	9	2636 CABINET (PRIVACY GLASS)
1	4662 38M TO LIFE DOOR (SEB LITE) TRANSOM	1	2060 FRD - PRIVACY GLASS	1	4662 38M TO LIFE DOOR (SEB LITE) TRANSOM	1	2060 FRD - PRIVACY GLASS
4	3930 CABINET LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	5020 FRD - PRIVACY GLASS	4	3930 CABINET LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	5020 FRD - PRIVACY GLASS
4	3930 FRD LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	12930 FRD - PRIVACY GLASS	4	3930 FRD LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	12930 FRD - PRIVACY GLASS
	177 SQFT		87 SQFT		177 SQFT		87 SQFT



	NORTH	EAST	SOUTH	WEST
FAÇADE SQFT	3829 SQFT	635 SQFT	1829 SQFT	835 SQFT
ALLOWABLE GLAZING PERCENTAGE	<7%	<100%	<7%	<100%
TOTAL ACTUAL GLAZING SQFT	87 SQFT	177 SQFT	87 SQFT	177 SQFT
TOTAL GLAZING PERCENTAGE	4.76 %	27.87 %	4.76 %	27.87 %
DOOR GLAZING	N/A	5.8125 SQFT	N/A	5.8125 SQFT
PRIVACY GLASS (RAIN TEXTURE)	87 SQFT	5.8125 SQFT	87 SQFT	5.8125 SQFT

HOUSE NUMBER	EAST SURFACE GLAZING AREA	EAST COMPL %	SOUTH SURFACE GLAZING AREA	SOUTH COMPL %	WEST SURFACE GLAZING AREA	WEST COMPL %	NORTH SURFACE GLAZING AREA	NORTH COMPL %
ONE	835 SQFT	177 SQFT	27.87 %	1829 SQFT	87 SQFT	4.76 %	635 SQFT	177 SQFT
TWO	835 SQFT	177 SQFT	27.87 %	1829 SQFT	87 SQFT	4.76 %	635 SQFT	177 SQFT
THREE	835 SQFT	177 SQFT	27.87 %	1829 SQFT	87 SQFT	4.76 %	635 SQFT	177 SQFT
FOUR	835 SQFT	177 SQFT	27.87 %	1829 SQFT	87 SQFT	4.76 %	635 SQFT	177 SQFT

Pine Crest DESIGNS

3000 Pine Crest Drive
Suite 100
Charlotte, NC 28209
704.525.1234
www.pinecrestdesigns.com

GLAZING SCHEDULE

ITEM NO.	DESCRIPTION	QTY.	UNIT	AREA
1	38KASHMENT (FRGD)	4	SQ	2636
2	4662 38M TO LIFE DOOR (SEB LITE) TRANSOM	1	SQ	2060
3	3930 CABINET LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	SQ	5020
4	3930 FRD LOW 1 (DOUBLE LAYER + SOLAR SHIELD)	1	SQ	12930

RELEASED DRAWING

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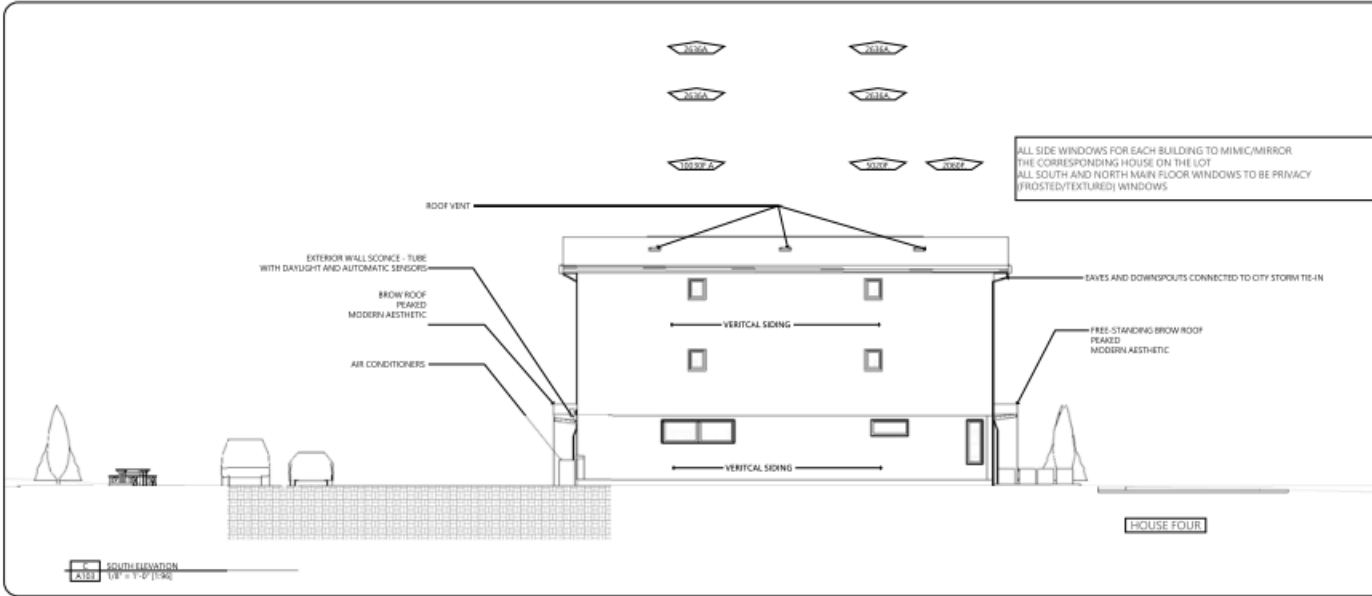
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Date: 23/11/24

Elevations

DATE: 2023.8.24
PAGE 3 OF 33



GLAZING CHARTS OF WINDOWS PER BUILDING:

HOUSE ONE

QTY.	EAST	QTY.	SOUTH	QTY.	WEST	QTY.	NORTH
1	4646 BRANCHMENT (FIXED)	4	2636 CASSETTE (PRIVACY GLASS)	1	4646 BRANCHMENT (FIXED)	9	2636 CASSETTE (PRIVACY GLASS)
1	4682 BRN 1/2 LR DOOR (SIDE LIFE TRANSOM)	1	2060 FROD - PRIVACY GLASS	1	4682 BRN 1/2 LR DOOR (SIDE LIFE TRANSOM)	1	2060 FROD - PRIVACY GLASS
4	3050 CASSETTE (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	5020 FROD - PRIVACY GLASS	4	3050 CASSETTE (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	5020 FROD - PRIVACY GLASS
4	3050 FROD (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	12030 FROD - PRIVACY GLASS	4	3050 FROD (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	12030 FROD - PRIVACY GLASS
177 SQFT		87 SQFT		177 SQFT		87 SQFT	

HOUSE TWO

QTY.	EAST	QTY.	SOUTH	QTY.	WEST	QTY.	NORTH
1	4646 BRANCHMENT (FIXED)	4	2636 CASSETTE (PRIVACY GLASS)	1	4646 BRANCHMENT (FIXED)	9	2636 CASSETTE (PRIVACY GLASS)
1	4682 BRN 1/2 LR DOOR (SIDE LIFE TRANSOM)	1	2060 FROD - PRIVACY GLASS	1	4682 BRN 1/2 LR DOOR (SIDE LIFE TRANSOM)	1	2060 FROD - PRIVACY GLASS
4	3050 CASSETTE (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	5020 FROD - PRIVACY GLASS	4	3050 CASSETTE (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	5020 FROD - PRIVACY GLASS
4	3050 FROD (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	12030 FROD - PRIVACY GLASS	4	3050 FROD (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	12030 FROD - PRIVACY GLASS
177 SQFT		87 SQFT		177 SQFT		87 SQFT	

HOUSE THREE

QTY.	EAST	QTY.	SOUTH	QTY.	WEST	QTY.	NORTH
1	4646 BRANCHMENT (FIXED)	4	2636 CASSETTE (PRIVACY GLASS)	1	4646 BRANCHMENT (FIXED)	9	2636 CASSETTE (PRIVACY GLASS)
1	4682 BRN 1/2 LR DOOR (SIDE LIFE TRANSOM)	1	2060 FROD - PRIVACY GLASS	1	4682 BRN 1/2 LR DOOR (SIDE LIFE TRANSOM)	1	2060 FROD - PRIVACY GLASS
4	3050 CASSETTE (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	5020 FROD - PRIVACY GLASS	4	3050 CASSETTE (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	5020 FROD - PRIVACY GLASS
4	3050 FROD (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	12030 FROD - PRIVACY GLASS	4	3050 FROD (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	12030 FROD - PRIVACY GLASS
177 SQFT		87 SQFT		177 SQFT		87 SQFT	

HOUSE FOUR

QTY.	EAST	QTY.	SOUTH	QTY.	WEST	QTY.	NORTH
1	4646 BRANCHMENT (FIXED)	4	2636 CASSETTE (PRIVACY GLASS)	1	4646 BRANCHMENT (FIXED)	9	2636 CASSETTE (PRIVACY GLASS)
1	4682 BRN 1/2 LR DOOR (SIDE LIFE TRANSOM)	1	2060 FROD - PRIVACY GLASS	1	4682 BRN 1/2 LR DOOR (SIDE LIFE TRANSOM)	1	2060 FROD - PRIVACY GLASS
4	3050 CASSETTE (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	5020 FROD - PRIVACY GLASS	4	3050 CASSETTE (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	5020 FROD - PRIVACY GLASS
4	3050 FROD (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	12030 FROD - PRIVACY GLASS	4	3050 FROD (LOW E DOUBLE LAYER + SOLAR SHIELD)	1	12030 FROD - PRIVACY GLASS
177 SQFT		87 SQFT		177 SQFT		87 SQFT	



	NORTH	EAST	SOUTH	WEST
FACADE SQFT	3829 SQFT	635 SQFT	1825 SQFT	635 SQFT
ALLOWABLE GLAZING PERCENTAGE	<7%	<100%	<7%	<100%
TOTAL ACTUAL GLAZING SQFT	87 SQFT	177 SQFT	87 SQFT	177 SQFT
TOTAL GLAZING PERCENTAGE	4.76 %	27.87 %	4.76 %	27.87 %
DOOR GLAZING	N/A	5.8125 SQFT	N/A	5.8125 SQFT
PRIVACY GLASS (RAIN TEXTURE)	87 SQFT	5.8125 SQFT	87 SQFT	5.8125 SQFT

HOUSE NUMBER	EAST SURFACE GLAZING AREA	EAST COMPL. %	SOUTH SURFACE GLAZING AREA	SOUTH COMPL. %	WEST SURFACE GLAZING AREA	WEST COMPL. %	NORTH SURFACE GLAZING AREA	NORTH COMPL. %
ONE	635 SQFT	177 SQFT	27.87 %	3829 SQFT	87 SQFT	4.76 %	635 SQFT	177 SQFT
TWO	635 SQFT	177 SQFT	27.87 %	3829 SQFT	87 SQFT	4.76 %	635 SQFT	177 SQFT
THREE	635 SQFT	177 SQFT	27.87 %	3829 SQFT	87 SQFT	4.76 %	635 SQFT	177 SQFT
FOUR	635 SQFT	177 SQFT	27.87 %	3829 SQFT	87 SQFT	4.76 %	635 SQFT	177 SQFT

DESIGNS

Sheet Index Table with columns: SHEET NUMBER, SURFACE AREA, etc.

RELEASED DRAWING

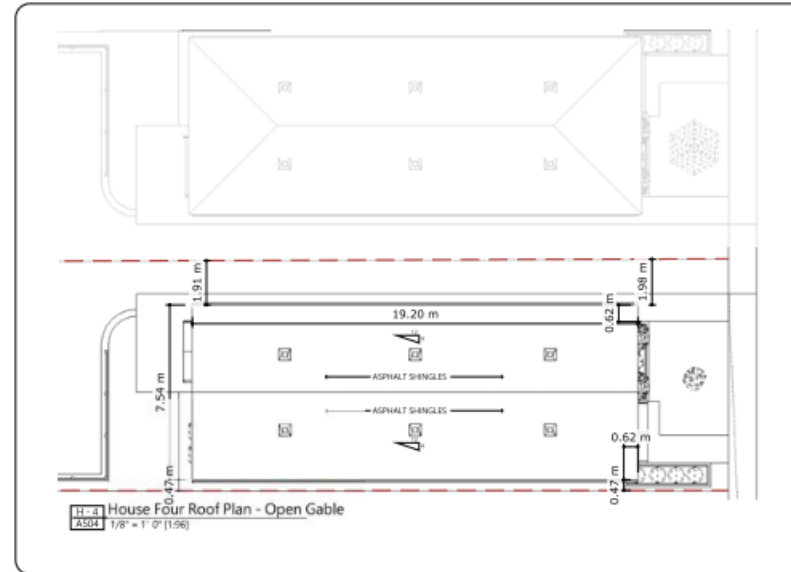
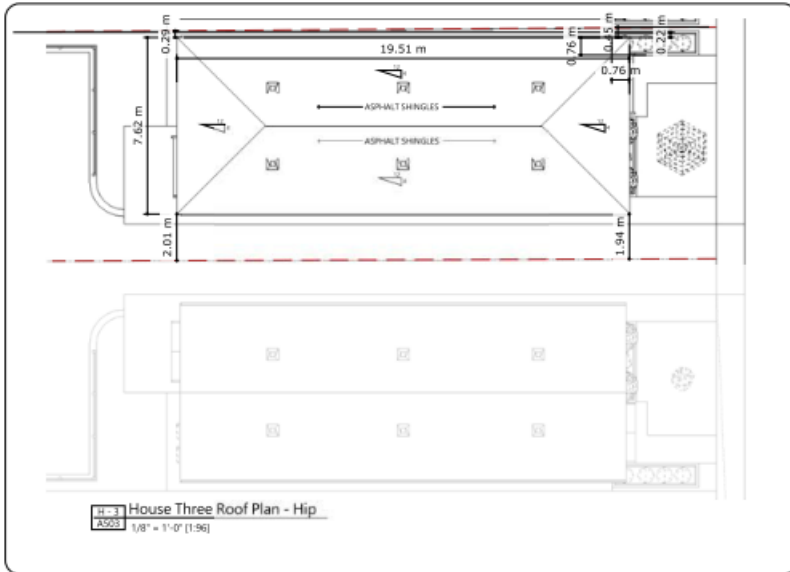
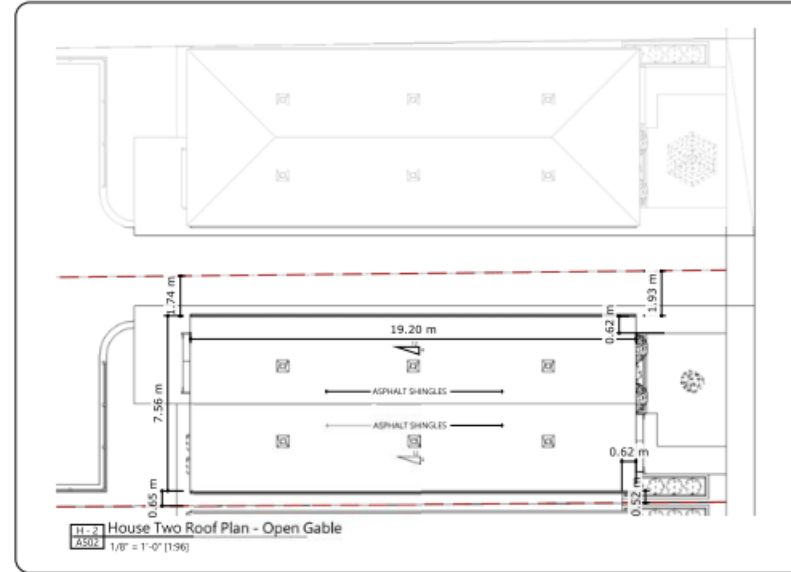
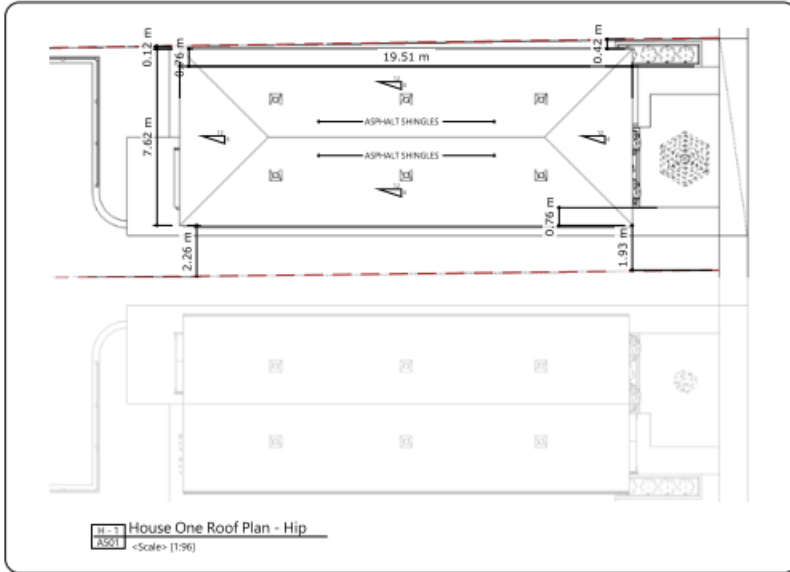
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Design Revision Notes

Release to Client at request for other project consultants
Architectural Design and Design/Construction. Package Release to Client to conclude revisions based on Client Notes.

Date: 25/11/24



ROOF SCHEMATIC DESIGN PLAN NOTES
TO BE CONFIRMED WITH STRUCTURAL AND TRUSS ENGINEER

HOUSE ONE [1]

BUILDING ROOF
PITCH 4/12 - HIP ROOF
ASPHALT SHINGLES AND CAPPING
2'-0" SOFFIT - FINISHED TO MATCH FASCIA BOARD
12" (SIMILAR) FASCIA BOARD - GRANITE GREY
EAVES AND DOWNSPOUTS TIE INTO STORM
MATCH FASCIA AND SOFFIT COLOUR/FINISH

FRONT (EAST & WEST) BROW ROOF (OVER MAIN ENTRYWAYS)
PITCH 4/12
3'-0" PROJECTION
[POTENTIAL TO HAVE BROW ROOF ACROSS EAST FACADE WITH COLUMNS (WOOD TONE)]
EAVES AND DOWNSPOUTS TIE INTO STORM
MATCH FASCIA AND SOFFIT COLOUR/FINISH

HOUSE TWO [2]

BUILDING ROOF
PITCH 4/12 - (GABLE) PEAKED
ASPHALT SHINGLES AND CAPPING
2'-0" SOFFIT - FINISHED TO MATCH FASCIA BOARD
12" (SIMILAR) FASCIA BOARD - GRANITE GREY
EAVES AND DOWNSPOUTS TIE INTO STORM
MATCH FASCIA AND SOFFIT COLOUR/FINISH

FRONT (EAST & WEST) BROW ROOF (OVER MAIN ENTRYWAYS)
PITCH 4/12
3'-0" PROJECTION
[POTENTIAL TO HAVE BROW ROOF ACROSS EAST FACADE WITH COLUMNS (WOOD TONE)]
EAVES AND DOWNSPOUTS TIE INTO STORM
MATCH FASCIA AND SOFFIT COLOUR/FINISH

HOUSE THREE [3]

BUILDING ROOF
PITCH 4/12 - HIP ROOF
ASPHALT SHINGLES AND CAPPING
2'-0" SOFFIT - FINISHED TO MATCH FASCIA BOARD
12" (SIMILAR) FASCIA BOARD - GRANITE GREY
EAVES AND DOWNSPOUTS TIE INTO STORM
MATCH FASCIA AND SOFFIT COLOUR/FINISH

FRONT (EAST & WEST) BROW ROOF (OVER MAIN ENTRYWAYS)
PITCH 4/12
3'-0" PROJECTION
[POTENTIAL TO HAVE BROW ROOF ACROSS EAST FACADE WITH COLUMNS (WOOD TONE)]
EAVES AND DOWNSPOUTS TIE INTO STORM
MATCH FASCIA AND SOFFIT COLOUR/FINISH

HOUSE FOUR [4]

BUILDING ROOF
PITCH 4/12 - (GABLE) PEAKED
ASPHALT SHINGLES AND CAPPING
2'-0" SOFFIT - FINISHED TO MATCH FASCIA BOARD
12" (SIMILAR) FASCIA BOARD - GRANITE GREY
EAVES AND DOWNSPOUTS TIE INTO STORM
MATCH FASCIA AND SOFFIT COLOUR/FINISH

FRONT (EAST & WEST) BROW ROOF (OVER MAIN ENTRYWAYS)
PITCH 4/12
3'-0" PROJECTION
[POTENTIAL TO HAVE BROW ROOF ACROSS EAST FACADE WITH COLUMNS (WOOD TONE)]
EAVES AND DOWNSPOUTS TIE INTO STORM
MATCH FASCIA AND SOFFIT COLOUR/FINISH

LEGEND:
 ROOF SLOPE
 ROOF VENT

SHEET INDEX	
NO.	DESCRIPTION
AS01	House One Roof Plan - Hip
AS02	House Two Roof Plan - Open Gable
AS03	House Three Roof Plan - Hip
AS04	House Four Roof Plan - Open Gable
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Date: 23/11/24
23/11/24

ENTRY BROW ROOF FLAT
FRONT ELEVATION
MODERN AESTHETIC

ENTRY BROW ROOF FLAT
3D DIAGRAM
MODERN AESTHETIC

1
A501 HOUSE ONE BROW ROOF(S)
NTS

DESIGN DETAIL NOTES:
TO MATCH FLAT AESTHETIC

ENTRY BROW ROOF PEAKED
FRONT ELEVATION
CONTEMPORARY AESTHETIC

ENTRY BROW ROOF PEAKED
3D DIAGRAM
CONTEMPORARY AESTHETIC

1
A502 HOUSE TWO BROW ROOF(S)
NTS

DESIGN DETAIL NOTES:
TO MATCH PEAKED AESTHETIC

ENTRY BROW ROOF PEAKED
FRONT ELEVATION
MODERN AESTHETIC

ENTRY BROW ROOF PEAKED
3D DIAGRAM
MODERN AESTHETIC

1
A503 HOUSE THREE BROW ROOF(S)
NTS

DESIGN DETAIL NOTES:
TO MATCH PEAKED AESTHETIC

ENTRY BROW ROOF FLAT
FRONT ELEVATION
CONTEMPORARY AESTHETIC

ENTRY BROW ROOF FLAT
3D DIAGRAM
CONTEMPORARY AESTHETIC

4
A504 HOUSE FOUR BROW ROOF(S)
NTS

DESIGN DETAIL NOTES:
TO MATCH FLAT AESTHETIC

**EXTERIOR ARCHITECTURAL DETAILS DESIGN NOTES:
BROW ROOF STRUCTURES**

ALL HOUSES TO HAVE MATCHING EAST AND WEST BROW ROOFS
ALL BROW ROOFS TO HAVE EAVES AND DOWNSPOUTS (TIE-INS VARY)
EACH BROW ROOF IS A FREESTANDING 4-POST STRUCTURE, AND MAY REQUIRE
ENGINEERING
STRUCTURE IS ON PRE-CAST CONCRETE PIERS
6" x 6" PRESSURE TREATED (SPF) POSTS
ROOF STRUCTURE
ROOF FINISH - DESIRED IS METAL DARK, SATIN

EAVES AND DOWNSPOUT DIAGRAM
OPEN GABLE ROOF
Perspective

A
A505

DESIGN DETAIL NOTES:
ALL ROOF DOWNSPOUTS TO CONNECT TO CITY STORM
ALL BROW ROOFS ADJACENT DOWNSPOUT TIE-IN
ALL BROW ROOFS NON-ADJACENT DOWNSPOUTS TIE-IN
UNDERGROUND AND ALSO HAVE OVER FLOW TO GARDEN
BED

EAVES AND DOWNSPOUT DIAGRAM
HIP ROOF
Perspective

B
A506

DESIGN DETAIL NOTES:
ALL ROOF DOWNSPOUTS TO CONNECT TO CITY STORM
ALL BROW ROOFS ADJACENT DOWNSPOUT TIE-IN
ALL BROW ROOFS NON-ADJACENT DOWNSPOUTS TIE-IN
UNDERGROUND AND ALSO HAVE OVER FLOW TO GARDEN
BED

CONCRETE ENTRY STOOP
FRONT ELEVATION

CONCRETE ENTRY STOOP
SIDE ELEVATION

CONCRETE ENTRY STOOP
PLAN

CONCRETE ENTRY STOOP
NTS

1
A507 CONCRETE ENTRY STOOP DETAILS
<Scale>

DESIGN DETAIL NOTES:
ALL CONCRETE ENTRY STOOPS TO BE ASSESSED BY A MIX DESIGNER
ALL CONCRETE TO BE SET ON SITE WITH A WET SET GRIP EDGE FOR NON-SUP
AND ADDED TRACTION

BIKE SHELTER 2D ENTRY ELEVATION

BIKE SHELTER 2D PLAN CLOSE UP

BIKE SHELTER 3D DIAGRAM

DESIGN DETAIL NOTES:
HORIZONTAL BIKE PARKING FOR 8 (QTY.) BICYCLES - PERSONAL LOCKING STORAGE
ALL BIKE SHELTERS ARE TO BE A PRE-FABRICATED COMPONENT INSTALLED BY A CERTIFIED INSTALLER

F
A509 BIKE STORAGE - BIKE DEPOT
DERO (BRAND) FOREST GREEN

Paper Architecture
DESIGNS

3000
1000
500
0

DATE: 23/11/24

SHEET	DATE	REVISION
A501	23/11/24	Issue for Client Review
A502	23/11/24	Issue for Client Review
A503	23/11/24	Issue for Client Review
A504	23/11/24	Issue for Client Review
A505	23/11/24	Issue for Client Review
A506	23/11/24	Issue for Client Review
A507	23/11/24	Issue for Client Review
A508	23/11/24	Issue for Client Review
A509	23/11/24	Issue for Client Review

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Design Revision Notes	Date
Release to Client at request for other project consultants Architectural Design and Design/Construction Package Release to Client to conclude revisions based on Client Notes	23/11/24

Exterior Architectural Details

DATE: 2024.11.24

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EAST PATHWAY SIDE GARDEN BED DETAIL PLAN

EAST PATHWAY SIDE GARDEN BED FRONT ELEVATION

EAST PATHWAY SIDE GARDEN BED SIDE ELEVATION

DETAIL IMAGES PATHWAY SIDE GARDEN BED NTS

DESIGN DETAIL NOTES:
GARDEN BEDS TO HAVE BRICK/STONE EDGING TO MATCH THE FACADE OF THE SPECIFIC HOUSE
SOIL COMPOSITION
GARDEN BED WEED CLOTH
3" TH. TRIPLE MIX
2" TH. TOP SOIL
1" TH. BROWN MULCH TOP COVER
VEGETATION
4 QTY. YOUNG HEALTHY BOXWOOD SHRUBS

EAST FRONT WINDOW GARDEN BED DETAIL PLAN

EAST FRONT WINDOW GARDEN BED FRONT ELEVATION

EAST FRONT WINDOW GARDEN BED SIDE ELEVATION

DETAIL IMAGES FRONT WINDOW GARDEN BED NTS

DESIGN DETAIL NOTES:
GARDEN BEDS TO HAVE BRICK/STONE EDGING TO MATCH THE FACADE OF THE SPECIFIC HOUSE
SOIL COMPOSITION
GARDEN BED WEED CLOTH
3" TH. TRIPLE MIX
2" TH. TOP SOIL
1" TH. BROWN MULCH TOP COVER
VEGETATION
2 QTY. MEDIUM SIZE SHRUB - IE. Viburnum shrubs
1 QTY. TALL DECORATIVE FULL GRASS - IE. Feather Reed Grass 'Karl Foerster'

LANDSCAPE DESIGN DETAILS DESIGN NOTES:

VEGETATION:
EAST PATHWAY GARDEN BEDS
TO ALL BE THE SAME
EAST FRONT WINDOW GARDEN BEDS
TO ALL BE THE SAME
TREE PLANTING TO BE AS PER SITE PLAN WITH A VARIATION OF RED CEDARS/JUNIPERS AND ASPEN

SITE FIXTURES:
PARKING SIGNS
AS BOLLARDS WITH CAST-IN PLACE CONCRETE BASES FOR U-CHANNEL SIGNAGE POST (BASES CAN HAVE BASE CAPS TO HELP WITH FUTURE MOBILITY BY HEAVY EQUIPMENT)
PARKING BOLLARDS WITH LIGHT
AS BOLLARDS WITH CAST-IN PLACE CONCRETE BASES FOR LED SOLAR-POWERED LIGHT POS (BASES CAN HAVE BASE CAPS TO HELP WITH FUTURE MOBILITY BY HEAVY EQUIPMENT)

PICNIC TABLES
WOOD STRUCTURE AT WEST OF PARKING LOT
WASTE STORAGE AREA FENCE
WOOD STRUCTURE TO SHELTER VISUAL OF GARBAGE BINS

COVERAGE (ALL SHOWN AS SURFACE AREA/PLANAR m²)

FRONT/EAST YARDS SOD	WEST YARDS SOD
LOT 1 21.13 m ²	LOT 1 92.82 m ²
LOT 2 21.32 m ²	LOT 2 99.77 m ²
LOT 3 21.24 m ²	LOT 3 96.88 m ²
LOT 4 21.32 m ²	LOT 4 95.71 m ²

ASPHALT

LOT 1 AND 2 (1672.27 SQFT + 1534.49 SQFT)=	297.92 m ²
LOT 3 AND 4 (1607.86 SQFT + 1598.89 SQFT)=	297.92 m ²

CONCRETE PATHWAYS (EAST TO WEST)

LOT 1 39.85 m ² (428.90 SQFT)	LOT 1 9.24 m ²
LOT 2 39.85 m ² (428.90 SQFT)	LOT 2 9.07 m ²
LOT 3 39.85 m ² (428.90 SQFT)	LOT 3 9.15 m ²
LOT 4 39.85 m ² (428.90 SQFT)	LOT 4 9.16 m ²

CONCRETE CURBS (WEST LOT)

CONCRETE STOOPS (PLANAR AREA - 6" - 0.15 m Step Height)

LOT 1 1.67 m ²
LOT 2 1.67 m ²
LOT 3 1.67 m ²
LOT 4 1.67 m ²

BOLLARD CLOSE UP DIAGRAM PLAN 2D

BOLLARD ELEVATION

LED LIGHT INSERT WITH SOLAR/POWER SUPPLY

ULINE PREFAB BOLLARD BASE 42"

BOLLARD DIAGRAM

DETAIL IMAGES BOLLARD FOR CURBS NTS

PARKING STALL CLOSE UP DIAGRAM PLAN 2D

PARKING BOLLARD ELEVATION

PARKING BOLLARD DIAGRAM

DETAIL IMAGES PARKING BOLLARD SIGNS NTS

OUTDOOR PICNIC AREA DIAGRAM PLAN 2D

DETAIL IMAGES OUTDOOR AREAS (PICNIC) NTS

SITE PLAN DIAGRAM 2D HIGHLIGHTED FOR REFERENCE

1-1/2" GRAVEL/ROCK GROUND COVER (PLANAR AREAS)

LOT 1 28.51 m ²
LOT 2 28.89 m ²
LOT 3 24.68 m ²
LOT 4 26.68 m ²

DETAIL IMAGES 1" ROCK GROUND COVER NTS

WASTE FENCE PLAN

WASTE FENCE SIDE ELEVATION

WASTE FENCE DIAGRAM PLAN 2D

WASTE FENCE DIAGRAM

DETAIL IMAGES PERIMETER FENCE DETAIL NTS

DESIGNS

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100	Site Plan

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Design Revision Notes

Date	Description
25/11/17	Release to Client at request for other project consultants
25/11/24	Architectural Design and Design/Construction. Package Release to Client to conclude revisions based on Client Notes.

LANDSCAPE DESIGN DETAILS

DATE: 2025.11.24

PAGE: 26 OF 33