



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

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

Committee Members Present

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

Regrets

Jeff Scott

Staff Members Present

Amy Didrikson, Intermediate Planner
Genise Grant, Senior Planner
Christine O'Connor, Committee Clerk
Jason Partridge, Planner
Meghan Robidoux, Supervisor, Development Approvals
Jacob Slevin, Planner
Lindsay Sthamann, Intermediate Planner & Secretary-Treasurer
Iain Sullivan, Committee Clerk

This is not a verbatim report.

Introduction by the Chair

The Chair reviewed the order of proceedings for the meeting and informed the public that any individuals with a personal interest in an application can receive written notice of a decision by emailing a request to the Secretary-Treasurer including their name, address, and the file number of the application.

Meeting to Order

The Chair called the meeting to order at 5:33 p.m.

Approval of the Agenda

Moved by Mr. Tekenos-Levy
Seconded by Mr. Perkins

That the agenda be amended to include the addendum, and as amended, be approved.

Carried

Confirmation of Minutes

Moved by Mr. Sinha
Seconded by Mr. Dakin

That the minutes of Committee of Adjustment Meeting Number 02-2024, held Monday, January 22, 2024, be approved.

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

There were none.

Requests for Deferral

There were none.

Returning Deferral Items

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

Note: Business Item 8a) was heard before Returning Deferral Item 7a).

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.

Withdrawn

Business

- a) **Subject: Supplemental Report**
File Number: D13-071-2023
Address: 300 Bayfield Lane
District: District 8 – Meadowbrook-Strathcona

Owner: Frontenac Shopping Centre Inc.

Applicant: Patry Group

Ms. Sthamann introduced the application.

Connor Wright, Agent for the Applicant, was present. He indicated he had nothing further to add.

The Committee did not provide comment.

The Chair afforded members of the public an opportunity to speak. There were no members of the public present.

Moved by Mr. Tekenos-Levy

Seconded by Mr. Perkins

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

Variance Number 1:

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

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

Variance Number 2:

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

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

Variance Number 3:

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

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

Variance Number 4:

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

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

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

Carried

b) Application for: Permission

File Number: D13-069-2023

Address: 115 Lower Union Street

District: District 10 – Sydenham

Owner: Erez Paz Provizor and Hendrick Hans Westenberg

Applicant: Erez Paz Provizor

Ms. Sthamann introduced the application.

Erez Paz Provizor, Applicant, was present. He indicated he had nothing further to add.

The Committee did not provide comment.

The Chair afforded members of the public an opportunity to speak. There were no members of the public present.

Moved by Mr. Sinha

Seconded by Mr. Dakin

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

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

Carried

c) Application for: Permission

File Number: D13-054-2023

Address: 1584 St. Lawrence Avenue

District: District 1 – Countryside

Owner: Ana Trajkovic and Zvonko Trajkovic

Applicant: Zvonko Trajkovic

Ms. Sthamann introduced the application.

Zvonko Trajkovic, Applicant, was present. He indicated he had nothing further to add.

The Committee did not provide comment.

The Chair afforded members of the public an opportunity to speak. There were no members of the public present.

Moved by Mr. Dakin

Seconded by Mr. Sinha

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

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

Carried

d) Application for: Minor Variance

File Number: D13-001-2024

Address: 62 Hatter Street

District: District 5 – Portsmouth

Owner: Vince Baker

Applicant: Vince Baker

Ms. Sthamann introduced the application.

Vince Baker, Owner, was present. He indicated that he had nothing further to add.

Mr. Rehan asked for confirmation that the issue raised in a piece of late correspondence regarding the retaining wall had been addressed. Ms. Robidoux explained that a grading plan was required in the conditions of the variance and drainage had to be shown to have no impact on neighbouring properties. Mr. Baker confirmed that he had had a conversation with his neighbour and the issue had been resolved. He further explained that the retaining wall would not be removed.

Mr. Dakin commented on the legal requirements of landowners if subsidence occurs.

The Chair afforded members of the public an opportunity to speak. There were no members of the public present.

Moved by Mr. Tekenos-Levy

Seconded by Mr. Sinha

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

Variance Number 1:

By-Law Number: 2022-62 Table 11.8.1.12:

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

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

Carried

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

There was none.

Date and time of Next Meeting

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

Adjournment

Moved by Mr. Sinha

Seconded by Mr. Perkins

That the meeting of the Committee of Adjustment adjourn at 5:46 p.m.

Carried