



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

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

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Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or [isullivan@cityofkingston.ca](mailto:isullivan@cityofkingston.ca)

**Committee Composition**

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

- 1. Meeting to Order**
- 2. Approval of the Agenda**
- 3. Confirmation of Minutes**
  - a) **That** the minutes of Committee of Adjustment Meeting Number 02-2024, held Monday, January 22, 2024, be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
- 6. Request for Deferral**

## 7. Returning Deferral Items

**Note:** Returning Deferral Item 7 a) will be considered immediately after Business Item 8 a).

**a) Application for: Minor Variance**

**File Number: D13-071-2023**

**Address: 300 Bayfield Lane**

**District: District 8 – Meadowbrook-Strathcona**

**Owner: Frontenac Shopping Centre Inc.**

**Applicant: Patry Group.**

The Report of the Commissioner of Growth & Development Services (COA-24-013) is attached.

Schedule Pages 1 – 20

Recommendation:

**That** minor variance application, File Number D13-071-2023, for the property located at 300 Bayfield Lane to reduce the minimum rear setback and minimum visitor parking setback to support redevelopment of the site with a 6-storey residential building, be approved, as described below:

**Variance Number 1:**

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

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

**Variance Number 2:**

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

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

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-013.

## 8. Business

**Note:** Business Item 8 a) will be considered immediately prior to Returning Deferral Item 7 a).

- 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**

The Report of the Commissioner of Growth & Development Services (COA-24-022) is attached.

Schedule Pages 21 – 37

Recommendation:

**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.

**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**

The Report of the Commissioner of Growth & Development Services (COA-24-020) is attached.

Schedule Pages 38 – 70

Recommendation:

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

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

**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**

The Report of the Commissioner of Growth & Development Services (COA-24-004) is attached.

Schedule Pages 71 – 89

Recommendation:

**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.

**d) Application for: Minor Variance**

**File Number: D13-001-2024**

**Address: 62 Hatter Street**

**District: District 5 – Portsmouth**

**Owner: Vince Baker**

**Applicant: Vince Baker**

The Report of the Commissioner of Growth & Development Services (COA-24-021) is attached.

Schedule Pages 90 – 115

Recommendation:

**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.

**9. Motions**

**10. Notices of Motion**

**11. Other Business**

**12. Correspondence**

**13. Date of Next Meeting**

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

**14. Adjournment**