



**City of Kingston
Committee of Adjustment
Meeting Number 06-2024
Addendum**

**Monday, May 13, 2024 at 5:30 p.m.
Hosted at City Hall in Council Chamber**

6. Request for Deferral

Note: the consent of the Committee is requested for the deferral of Business Items h) and m), noted below, to the June 17, 2024 meeting.

h) Application for: Minor Variance and Consent

File Number: D13-045-2023 and D10-031-2023

Address: 154 Pine Street

District: District 9 – Williamsville

Owner: Amy Carson

Applicant: Adam Candon

m) Application for: Minor Variance

File Number: D13-028-2024

Address: 322 Queen Street

District: District 11 – King's Town

Owner: Cheng Myers

Applicant: Fotenn Consulting

8. Business

Note: the consent of the Committee is requested for the deletion of the recommendation to Report COA-24-039 Application for Minor Variance at 2331 Princess Street and its replacement by the corrected recommendation below with corrections in bold.

That minor variance application, File Number D13-027-2024, for the property located at 2331 Princess Street to construct a six-storey hotel, be approved, as described below:

Variance Number 1: Building Height

By-Law Number 76-26: Section 19(2)(l)

- **Requirement: 35 feet (10.7 metres)**
- **Proposed: 75.2 feet (22.9 metres)**
- Variance Requested: 40.2 feet (12.3 metres)

Variance Number 2: Setbacks from a Provincial Highway or Major Arterial Road

By-Law Number 76-26: Section 5.20(a)(i)

- Requirement: 70 feet (21.3 metres)
- Proposed: 46.8 feet (14.3 metres)
- Variance Requested: 23.2 feet (7.1 metres)

Variance Number 3: Parking Space Dimensions

By-Law Number 76-26: Section 5.16(l)

- Requirement: 2.75 metres by 6.0 metres
- Proposed: 2.6 metres by 5.5 metres
- Variance Requested: 0.15 metres by 0.5 metres

Variance Number 4: Accessible Parking Design Standards

By-Law Number 76-26: Section 5.16(a)(a)(d)(ii)

- Requirement: 6.0 metre length
- Proposed: 5.5 metre length
- Variance Requested: 0.5 metres

Variance Number 5: Loading Space Requirements

By-Law Number 76-26: Section 5.12

- Requirement: 2
- Proposed: 1
- Variance Requested: 1; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-039.



**City of Kingston
Committee of Adjustment
Meeting Number 06-2024
Addendum 2**

**Monday, May 13, 2024 at 5:30 p.m.
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12. Correspondence

- b)** Correspondence received from Helen Finley, dated May 8, 2024, regarding Application for Minor Variance and Consent – 77 and 79 Gore Street.

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- c)** Correspondence received from Elisa Bulak, dated May 9, 2024, regarding Application for Minor Variance – 689 Portsmouth Avenue.

Addendum Page 2

FW: Files-D10-011-2024 and D13-030-2024 re 79 Gore Street Consent and Minor Variance

Myers, Cheryl <[REDACTED]>

Wed 5/8/2024 2:37 PM

To: Slevin, Jacob <jslevin@cityofkingston.ca>; Sthamann, Lindsay <lsthmann@cityofkingston.ca>
Cc: Planning Outside Email <Planning@cityofkingston.ca>

Good afternoon,

Please see email below.

Thank you,
Cheryl

-----Original Message-----

From: Helen Finley <[REDACTED]>

Sent: Wednesday, May 8, 2024 2:31 PM

To: Planning Outside Email <Planning@cityofkingston.ca>

Subject: Files-D10-011-2024 and D13-030-2024 re 79 Gore Street Consent and Minor Variance

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Please note and report that the trustees of the Finley Family Trust which owns the property at 52/56 Earl Street, Gerald Finley, Helen Finley and Heath Finley support this application for a consent and minor variance.

Sincerely,

Helen Finley
Trustee

From: [Sullivan, Iain](#)
To: [Sullivan, Iain](#)
Subject: RE: D13-019-2024 - 689 Portsmouth Avenue
Date: May 13, 2024 1:03:28 PM

From: Elisa Bulak
Sent: Thursday, May 9, 2024 1:00 PM
To: Planning Outside Email <Planning@cityofkingston.ca>
Subject: D13-019-2024

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City of Kingston, Planning Services and Secretary Treasurer, Committee of Adjustment

I'm writing to provide my full support and approval for the minor variance request at 689 Portsmouth Avenue (file # D13-019-2024).

Thank you

Elisa Bulak