



City of Kingston
Committee of Adjustment
Addendum

08-2024

Monday, July 15, 2024

5:30 p.m.

Council Chamber

Committee Composition

Peter Skebo, Chair

Councillor Cinanni

Councillor Hassan

Ken Dakin

Douglas Perkins

Gaurav Rehan

Jeff Scott

Somnath Sinha

Jordan Tekenos-Levy

Please provide regrets to Allison Hannah, Committee Clerk at 613-546-4291, extension 1209 or ahannah1@cityofkingston.ca.

Watch live on the [Kingston City Council YouTube](#) channel or register to receive the [Zoom](#) link.

Pages

7. Request for Deferral

***1. Application for Minor Variance - 2267-2271 Princess Street**

3

File Number: D13-039-2024

District: 3 - Meadowbrook-Strathcona

Owner: 1000296271 Ontario Inc.

Applicant: N Architecture Inc.

The Report of the Commissioner of Growth & Development Services (COA-24-057) is attached.

Recommendation:

That minor variance application, File Number D13-039-2024, for the property located at 2267 – 2271 Princess Street to reduce the minimum east interior setback, the minimum rear setback and the minimum drive aisle width requirement to enable a proposed commercial development comprising a gas station with convenience store and drive-through restaurant and multi-unit retail building, be approved, as described below:

Variance Number 1: Minimum Interior Setback

By-Law Number 2022-62: Row 7, Table 15.6.1

Requirement: 9.1 metres for a gas station

Proposed: 7.1 metres for a gas station

Variance Requested: 2.0 metres;

Variance Number 2: Minimum Rear Setback

By-Law Number 2022-62: Row 5, Table 15.6.1

Requirement: 7.5 metres

Proposed: 2.0 metres

Variance Requested: 5.5 metres;

Variance Number 3: Minimum Drive Aisle Width for Perpendicular Parking Space

By-Law Number 2022-62: Row 3, Table 7.4.1

Requirement: 6.7 metres

Proposed: 6.0 metres

Variance Requested: 0.7 metres; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-057.

13. Correspondence

- | | | |
|------------|---|-----------|
| *1. | Correspondence received, dated July 10 - July 15, 2024, regarding Application for Minor Variance - 2267-2271 Princess Street | 24 |
| *2. | Correspondence received, dated July 12, 2024, regarding Application for Minor Variance - 1441 Montreal Street | 33 |
| *3. | Correspondence received, dated July 8 - July 15, 2024, regarding Application for Permission - 393-395 Earl Street | 36 |



**City of Kingston
Report to Committee of Adjustment
Report Number COA-24-057**

To: Chair and Members of the Committee of Adjustment
From: Amy Didrikson, Senior Planner
Date of Meeting: July 15, 2024
Application for: Minor Variance
File Number: D13-039-2024
Address: 2267-2271 Princess Street
District: District 3 - Meadowbrook-Strathcona
Owner: 1000296271 Ontario Inc.
Applicant: N Architecture Inc.

Council Strategic Plan Alignment:

Theme: Regulatory & compliance

Goal: See above

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variances for the property located at 2267 - 2271 Princess Street. The applicant is proposing a commercial development on the subject property, consisting of a gas station with convenience store and drive through restaurant and a multi-unit retail building, which is subject to an active Site Plan Control application (City File Number D11-008-2023). The proposed site configuration requires a reduction in the minimum required east interior setback, the minimum rear setback, and the minimum drive aisle requirement of the Kingston Zoning By-law.

The requested minor variances are consistent with the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The requested minor variances are desirable for the appropriate development or use of the land, building or

July 15, 2024

Page 2 of 12

structure and are minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval.

Recommendation:

That minor variance application, File Number D13-039-2024, for the property located at 2267 – 2271 Princess Street to reduce the minimum east interior setback, the minimum rear setback and the minimum drive aisle width requirement to enable a proposed commercial development comprising a gas station with convenience store and drive-through restaurant and multi-unit retail building, be approved, as described below:

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By-Law Number 2022-62: Row 3, Table 7.4.1

Requirement: 6.7 metres

Proposed: 6.0 metres

Variance Requested: 0.7 metres; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-057.

July 15, 2024

Page 3 of 12

Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Amy Didrikson, Senior Planner

In Consultation with the following Management of the Community Services Group:

Tim Park, Director, Planning Services

James Bar, Manager, Development Approvals

July 15, 2024

Page 4 of 12

Options/Discussion:

On May 22, 2024, a minor variance application was submitted by N Architecture Inc., on behalf of the owner, 1000296217 Ontario Inc., with respect to the property located at 2267 – 2271 Princess Street. The applicant is proposing a commercial development on the subject property, consisting of a gas station with convenience store and drive through restaurant and a multi-unit retail building, which is subject to an active Site Plan Control application (City File Number D11-008-2023). The applicant has worked through two cycles of Site Plan Control review and has arrived at the proposed site configuration that requires a reduction in the minimum required east interior setback, the minimum rear setback and the minimum drive aisle requirement of the Kingston Zoning By-law.

The proposed development includes an approximately 380 square metre, one-storey convenience commercial and drive-through restaurant building, as well as an approximately 832 square metre, one-storey retail building to contain eight separate retail units. The retail units range in size between 80 square metres and 120 square metres. The gas bar has a total of four pump stations and would be able to serve eight vehicles. The site plan accommodates a total of 44 parking spaces, including 4 barrier free spaces. Bike parking is incorporated in excess of the Kingston Zoning By-Law requirements, with 12 short term bike spaces and 4 long-term bike spaces.

In support of the application, the applicant has submitted the following:

- Site Plan (Exhibit F);
- Planning Justification;
- Architectural Elevations;
- Landscaping Plans;
- Noise Impact Study; and,
- Heritage Impact Statement.

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.

Site Characteristics

The subject property is located on the south side of Princess Street, west of Sydenham Road (Exhibit B – Key Map). The property is approximately 0.5 hectares (5,764.93 square metres) in size with approximately 63 metres of frontage on Princess Street.

The subject property is identified as being within the Princess Street Corridor Specific Policy Area, as shown on Schedule 2 and Schedule 13 of the Official Plan (Section 10E). The site is designated ‘Arterial Commercial’ on Schedule 3-A of the Official Plan (Exhibit D – Official Plan,

July 15, 2024

Page 5 of 12

Land Use), and is zoned CG (General Commercial), subject to Legacy Exception L46, in Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map).

To the east of the subject site is a commercial property, designed under Part IV of the *Ontario Heritage Act*. The designated property contains the William and Mary 'Beamish House', a two-storey limestone house with attached carriage house and stone barn, constructed in 1850. The Beamish House was designed by William Coverdale, a well-known Kingston architect. The buildings on this designated heritage property contain non-residential uses.

To the north of the property across Princess Street are commercial uses, including a Tim Hortons as well as an unoccupied commercial property. To the west of the subject site is an undeveloped property, which is currently zoned and designated for commercial uses. The low-rise, low-density residential subdivision known as Waterloo Village is located to the southwest of the subject property. The nearest residential property in the Waterloo Village subdivision is located approximately 30 metres from the rear lot line of the subject property.

The subject site is well serviced by transit, including an Express transit route, with a number of bus stops located within walking distance. The site is approximately 1 kilometre from the Via Rail Train Station on John Counter Boulevard, and approximately 2 kilometres to the closest Highway 401 interchange from Sydenham Road. There are sidewalks on both sides of Princess Street in this location.

Provincial Policy Statement

In addition to the four tests of a minor variance detailed below, Subsection 3(5) of the *Planning Act* requires that a decision in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (the PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests. The application being considered is site specific to accommodate a specific proposal and does not involve any major policy considerations and as such, the proposal conforms to and is consistent with the PPS.

Minor Variance Application

The review of an application for minor variance(s) is not a simple mathematical calculation, but rather a detailed assessment of whether the variance(s) requested, both separately and together, meet the four tests of a minor variance outlined in Subsection 45(1) of the *Planning Act*. The following provides this review:

The general intent and purpose of the Official Plan are maintained

The subject property is designated Arterial Commercial in the City of Kingston Official Plan (Exhibit D – Official Plan Map). According to section 3.4.E.1 of the Official Plan, permitted uses in the Arterial Commercial designation include a range of services that cater to the travelling public, including automotive uses such as gas bars and service stations. Limited convenience commercial goods and services are also permitted in accordance with the applicable

July 15, 2024

Page 6 of 12

zoning. The proposal includes a gas station with a convenience store and drive through restaurant fronting onto Princess Street, with a retail development to the rear. The proposed uses are consistent with the uses contemplated for the Arterial Commercial land use designation.

The subject property is identified as being within the Princess Street Corridor Specific Policy Area, as shown on Schedule 2 and Schedule 13 of the Official Plan (Section 10E). In this area, site-specific policies apply to direct development to be compact with a mix of uses, providing support for transit, infrastructure, and increased levels of economic activity in a pedestrian-oriented setting. The proposed development includes a mix of commercial uses and incorporates delineated walking paths throughout the site plan, connected to sidewalks along Princess Street, consistent with the vision for development in the Princess Street corridor. In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan. A summary of the applicable considerations is provided below.

As demonstrated through the submitted Noise Impact Study, the proposed development will be compatible with surrounding sensitive land uses (i.e. residential land uses). The Noise Impact Study evaluated noise associated with stationary noise sources including rooftop HVAC equipment which would be present on the retail development with the reduced rear setback, and noises associated with the drive-through operating on the east side of the property with a reduced interior setback. The Study concludes that the sound levels generated by the proposed development are predicted to comply with the Provincial sound limit levels. Detailed design measures and conditions to ensure the Noise Impact Study conclusions remain applicable will be pursued through the Site Plan Control process.

According to Schedule 9 of the Official Plan, the subject property is located in the “Catarauqui Village” Heritage Character Area. Policy in the Official Plan highlights this area as having a specific heritage character worthy of further investigation as potential heritage conservation districts. Due to the adjacent Part IV designated heritage property at 2263 Princess Street, a Heritage Impact Statement was submitted as part of the associated Site Plan Control application for the commercial development in accordance with section 7.1.7 and 9.5.19. e. of the Official Plan.

As demonstrated through the submitted Heritage Impact Statement (HIS), the proposed development with reduced interior east setback will be compatible with the east adjacent heritage property. The Heritage Impact Statement concludes that the overall low-profile of the development in combination with the generous setbacks from the front property line ensures that visual prominence of the Beamish House is maintained along Princess Street. Specific recommendations from the HIS with respect to lighting, landscaping and maintaining views through the to the Beamish house (through the elimination of fencing) will be implemented through the Site Plan Control application.

The proposed site configuration conforms to design criteria established for Arterial Commercial development under 3.4.E.6. of the Official Plan, which emphasizes the need for compatibility

July 15, 2024

Page 7 of 12

between adjacent developments, and the importance of landscaped buffering between parking areas and the sidewalk. The proposal includes planting beds along the frontage of Princess Street, and in front of parking spaces proposed along the west property line.

The proposed site configuration for the commercial development (Exhibit F – Site Plan) will maintain the ability of the site to function in an appropriate manner in terms of access, parking for vehicles and bicycles and meeting accessibility requirements. The reduced rear setback maintains adequate distance from the lot line to incorporate access behind the retail development and facilitate maintenance of the building. The loading area for the retail development is located on the south east corner of the property, screened from view from the public road allowance. The reduced drive aisle width at the rear of the site will not negatively affect the functionality of the parking area as discussed further below.

With respect to servicing, the proposed development is within the Urban Boundary on full municipal services. The proposed development is undergoing a Site Plan Control application process (City File Number D11-008-2023) where information with respect to servicing is reviewed by Utilities Kingston as part of the ongoing technical review of the application. No servicing capacity concerns have been identified as part of the ongoing technical review. Having regard to the above, the impact of the variances are expected to be minor and would not create an undesirable precedent for the area with the application most appropriately addressed through a Minor Variance rather than a Zoning By-law Amendment. Recommended conditions have been provided for the Committee’s consideration and are included as Exhibit A to this report.

The application maintains the general intent and purpose of the Official Plan, as the proposed commercial development enabled by the variances is consistent with development envisioned within the Arterial Commercial designation, in the Princess Street Corridor, will be compatible with adjacent development, will maintain a functional site layout and will not result in any negative impacts to adjacent properties or to the neighbourhood.

The general intent and purpose of the Zoning By-Law are maintained

The subject property is zoned CG (General Commercial) in Kingston Zoning By-Law Number 2022-62 and is subject to Legacy Exception Overlay L46 (Exhibit E – Zoning By-Law Map). The CG zone permits the proposed uses, being a gas station, restaurant and retail store. The L46 exception also permits a hotel use, in addition to the permitted uses of the CG zone.

The proposal requires a variances to the minimum required east interior setback, the minimum rear setback and the minimum drive aisle requirement for a perpendicular parking space, as outlined below.

Variance Number 1: Minimum Interior Setback

By-Law Number 2022-62:Row 7, Table 15.6.1

Requirement: 9.1 metres for a gas station

Proposed: 7.1 metres for a gas station

Variance Requested: 2.0 metres

July 15, 2024

Page 8 of 12

The Kingston Zoning By-law includes a minimum interior setback for a gas station of 9 metres, which applies from the east property line and the west property line of the subject property. The setback applicable to the gas station applies not only to the gasoline pumps and canopy but to the associated building containing the convenience commercial store. The proposed minimum interior setback is 7.1 metres, which is the minimum distance to the “bump out” associated with the drive-through dispensing window. It is notable that the majority of the main wall of the building associated with the gas station is setback 8.2 metres from the east interior property line. The variance permitted in this case is limited to the site configuration and extent of the commercial building illustrated on the site plan in Exhibit F.

In the General Commercial zone, for all permitted uses except a gas station, the interior side yard setback is 0 metres where the adjacent property is in a commercial zone. A gas station is subject to a 9.1 metre minimum interior setback, which is intended to provide a buffer from this use which can have associated odour, lighting and noise impacts. The reduction to the minimum required setback for a gas station meets the intent of the Kingston Zoning By-law, as the commercial building enabled by this variance will not result in undue adverse impacts related to noise, lighting or odour, and further, has been sited on the property to avoid negative impacts to the adjacent heritage property.

Variance Number 2: Minimum Rear Setback

By-Law Number 2022-62: Row 5, Table 15.6.1

Requirement: 7.5 metres

Proposed: 2.0 metres

Variance Requested: 5.5 metres

The Kingston Zoning By-law requires a minimum 7.5 metre rear setback for all uses in the General Commercial zone, which is intended to facilitate a loading area and deliveries at the rear of sites and to minimize potential impacts nearby sensitive uses in terms of lighting, litter, noise, odours or commercial deliveries through buffering. It is also intended to allow area for maintenance to buildings and associated HVAC equipment.

Due to the unique configuration of the site, there is an opportunity in this case to provide the one required loading space for the rear, retail building in the side yard of the building, screened from the street from intervening development and landscaping. As a result, a rear loading area is not required. A 7.5 metre rear yard setback is provided from the proposed garbage enclosure at the terminus of the loading space, at the rear of the site, providing a buffer between adjacent properties. The proposal includes a staggered building to incorporate minimum 2.0 metre wide setback at the rear that will facilitate access around the building for maintenance and functionality.

The submitted Noise Impact Study evaluated noise associated with stationary noise sources including rooftop HVAC equipment which would be present on the rooftop of the retail development with the reduced rear setback and concludes that the sound levels generated by the proposed development are predicted to comply with the Provincial sound limit levels.

July 15, 2024

Page 9 of 12

Having regard to the above, the reduced rear yard setback will meet the intent of the requirement in the Kingston Zoning By-law.

Variance Number 3: Minimum Drive Aisle Width for Perpendicular Parking Space

By-Law Number 2022-62: Row 3, Table 7.4.1

Requirement: 6.7 metres

Proposed: 6.0 metres

Variance Requested: 0.7 metres

The minimum drive aisle width for perpendicular spaces in the Kingston Zoning By-Law is intended to ensure a functional parking area where vehicles can maneuver in and out of parking spaces. The site layout proposed for the commercial development includes a 6.0 metre drive aisle at the rear of the site, providing access to 17 perpendicular parking spaces. The remaining 27 perpendicular parking spaces on the site are accessed by a 6.3 metre wide drive aisle.

It is notable that the Legacy Exception Overlay (L46) applicable to the site permitted a minimum 6.0 metre drive aisle for a hotel development on the subject property, with parking spaces having minimum dimensions of 5.2 metres long by 2.6 metres wide. The parking spaces in the subject application are a minimum dimension of 5.5 metres long by 2.6 metres wide.

The applicant has demonstrated through vehicle maneuvering diagrams on the site plan drawing package that the larger trucks and vehicles associated with the gas station and deliveries and waste collection for the retail units can maneuver safely within the parking area. There are no concerns with the ability of a standard vehicle requiring parking on the site to maneuver within the parking area given the drive aisles are “single loaded” and the provision of a minimum 6.0 metre drive aisle. As a result, the reduction to the minimum drive aisle width meets the intent of the Kingston Zoning By-law for the proposed commercial development.

In summary, the requested variances maintain the general intent and purpose of the zoning by-law.

The variance is minor in nature

The variances are considered minor as they will not impact the compatibility or functioning of the proposed commercial development. The applicant has demonstrated that the proposed site plan configuration, subject to an active Site Plan Control application, will not result in adverse effects to the adjacent properties or uses with the implementation of detailed design measures including matters such as strategic location of lighting, plantings and fencing.

The variance is desirable for the appropriate development or use of the land, building or structure

The relief sought is appropriate given the overall intent of the Arterial Commercial designation in the Princess Street Corridor by enabling commercial uses in a compact form that mitigates potential impacts on the adjacent heritage property, as demonstrated through the submitted HIS, and sensitive uses in proximity, as demonstrated through the submitted Noise Impact

July 15, 2024

Page 10 of 12

Study. The parking area and site circulation has been well developed to ensure functionality and access for vehicles, larger trucks, as well as pedestrians and bikes.

Technical Review: Circulated Departments and Agencies

- Building Services Engineering Heritage Services
- Forestry Utilities Kingston Real Estate
- Fire & Rescue Kingston Hydro Environment Division
- Solid Waste Parks Development Canadian National Railways
- Housing District Councillor Ministry of Transportation
- KEDCO Municipal Drainage Parks of the St. Lawrence
- CRCA KFL&A Health Unit Trans Northern Pipelines
- Parks Canada Eastern Ontario Power CFB Kingston
- Hydro One Enbridge Pipelines TransCanada Pipelines
- Kingston Airport

Technical Comments

This application was circulated to external agencies and internal departments for their review and comment and there were no comments or concerns raised that would preclude this application from moving forward. Any technical comments that are received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

Public Comments

At the time this report was finalized, no public comments have been received. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

Previous or Concurrent Applications

The subject property is subject to an active application for Site Plan Control (City File Number D11-008-2023) to permit the proposed commercial development.

July 15, 2024

Page 11 of 12

Conclusion

The requested variance(s) maintain(s) the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance(s) are minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

Approval of this application will permit the proposed site configuration of the commercial development in accordance with the submitted site plan, including a reduced minimum interior (east) setback, reduced minimum rear setback and reduced minimum drive aisle width for perpendicular parking spaces.

Existing Policy/By-Law:

The proposed application was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province’s and the City’s vision of development. The following documents were assessed:

Provincial

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62.

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on July 15, 2024 Pursuant to the requirements of the *Planning Act*, a notice of Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 10 days in advance of the meeting. In addition, notices were sent by mail to a total number of 9 property owners (according to the latest Assessment Roll) within 60 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard (Exhibit H – Public Notification Map).

Once a decision has been rendered by the Committee of Adjustment, a Notice of Decision will be circulated in accordance with the provisions of the *Planning Act*.

Accessibility Considerations:

None

July 15, 2024

Page 12 of 12

Financial Considerations:

None

Contacts:

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

Amy Didrikson, Senior Planner, 613-546-4291 extension 3296

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Neighbourhood Context Map (2022)
- Exhibit D Official Plan Map
- Exhibit E Zoning By-Law Map
- Exhibit F Site Plan
- Exhibit G Site Photos
- Exhibit H Public Notification Map

Recommended Conditions

The approval of minor variance application, File Number D13-039-2024, to reduce the minimum required east interior setback, the minimum rear setback and the minimum drive aisle requirement to enable a proposed commercial development comprising a gas station with convenience store and drive-through restaurant and multi-unit retail building, shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variance application applies only to the proposed commercial development as shown on the conceptual site plan drawing attached to the notice of decision.

2. No Adverse Impacts

The owner/applicant shall demonstrate to the satisfaction of the City that there are no adverse impacts on neighbouring properties as a result of any modifications to on-site grading or drainage.

3. Building Permit Application Requirements

The owner/applicant shall provide to the Building Services a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make application for a Building Permit.

The drawings submitted with the Building Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. It must be noted that additional planning approvals may be required should further zoning deficiencies be identified through the Building Permit application process.

4. Standard Archaeological Condition

In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca) and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.


In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Office of the Chief Coroner as a part of the Ontario Ministry of the Solicitor General (1-877-991-9959), the Archaeology Program Unit of the Ministry of Citizenship and

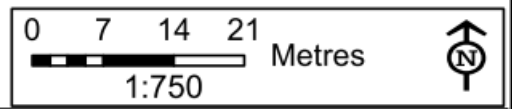
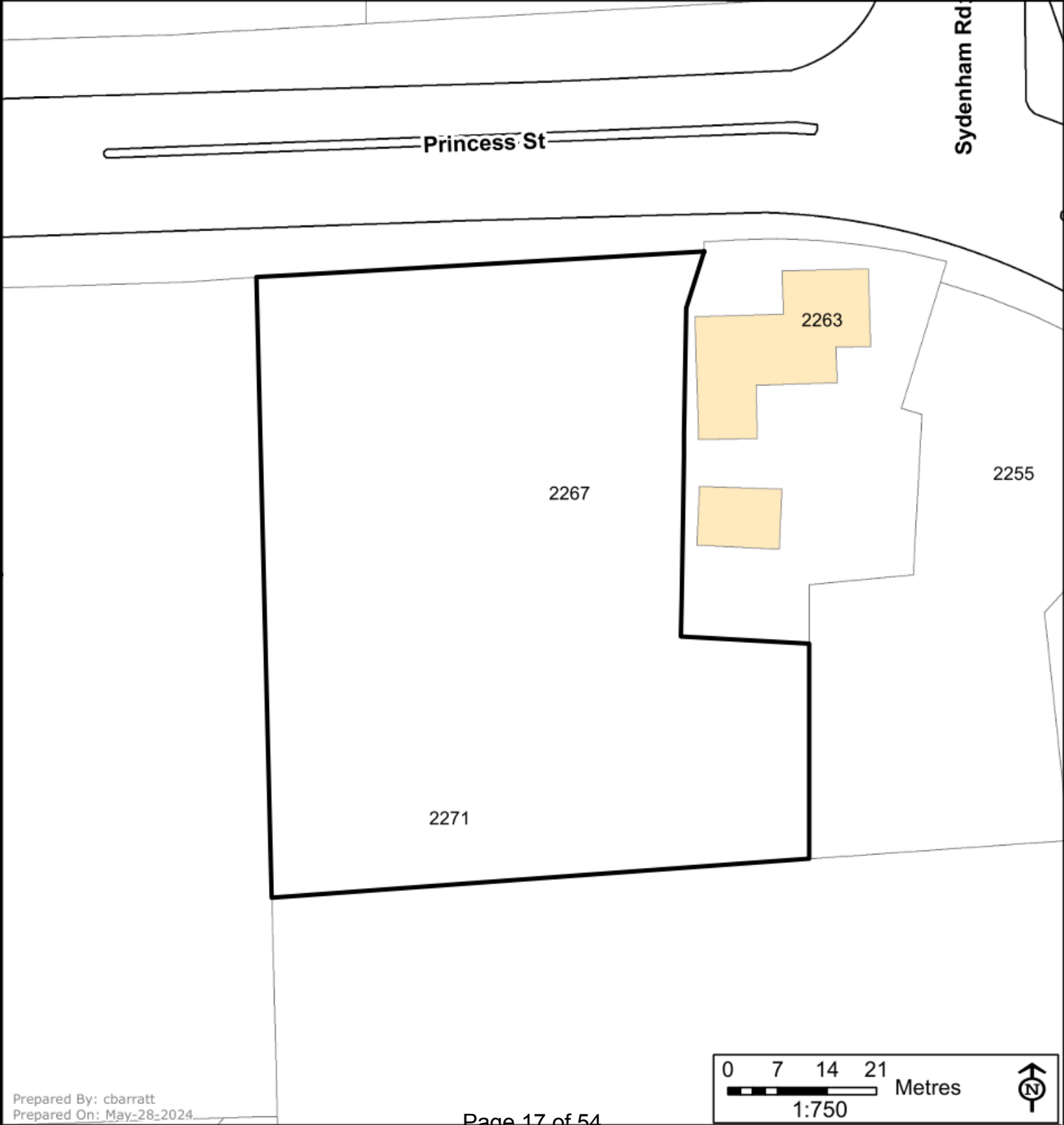
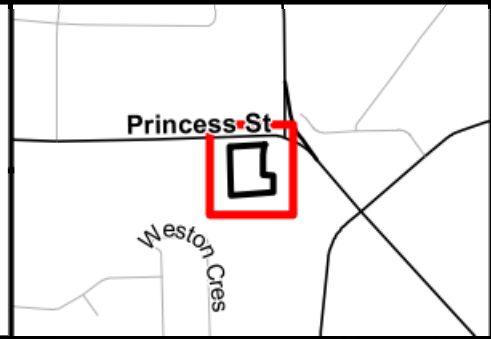
Multiculturalism (archaeology@ontario.ca), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.



Committee of Adjustment Key Map

Address: 2267 Princess Street
File Number: D13-039-2024
Prepared On: May-28-2024

 Lands Subject to Minor Variance



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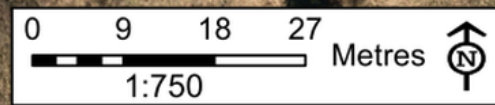
Committee of Adjustment Neighbourhood Context

Address: 2267 Princess Street
File Number: D13-039-2024
Prepared On: May-28-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: ebarratt
Prepared On: May-28-2024



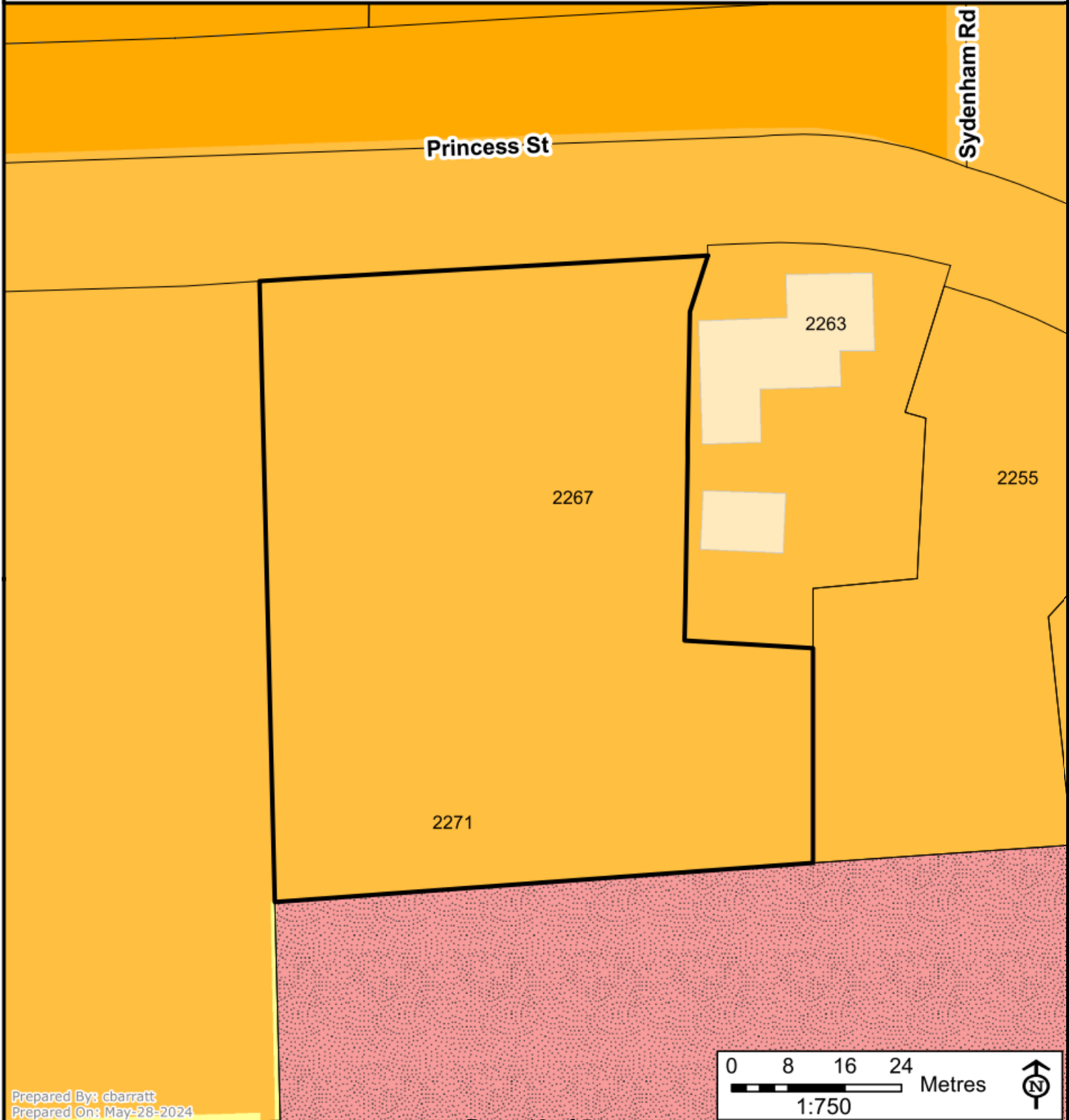
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Committee of Adjustment
Official Plan, Existing Land Use

Address: 2267 Princess Street
File Number: D13-039-2024
Prepared On: May-28-2024

- Subject Lands
- ARTERIAL COMMERCIAL
- DISTRICT COMMERCIAL
- RESIDENTIAL
- SECONDARY PLAN AREA
- ARTERIAL COMMERCIAL



Prepared By: cbaratt
Prepared On: May-28-2024

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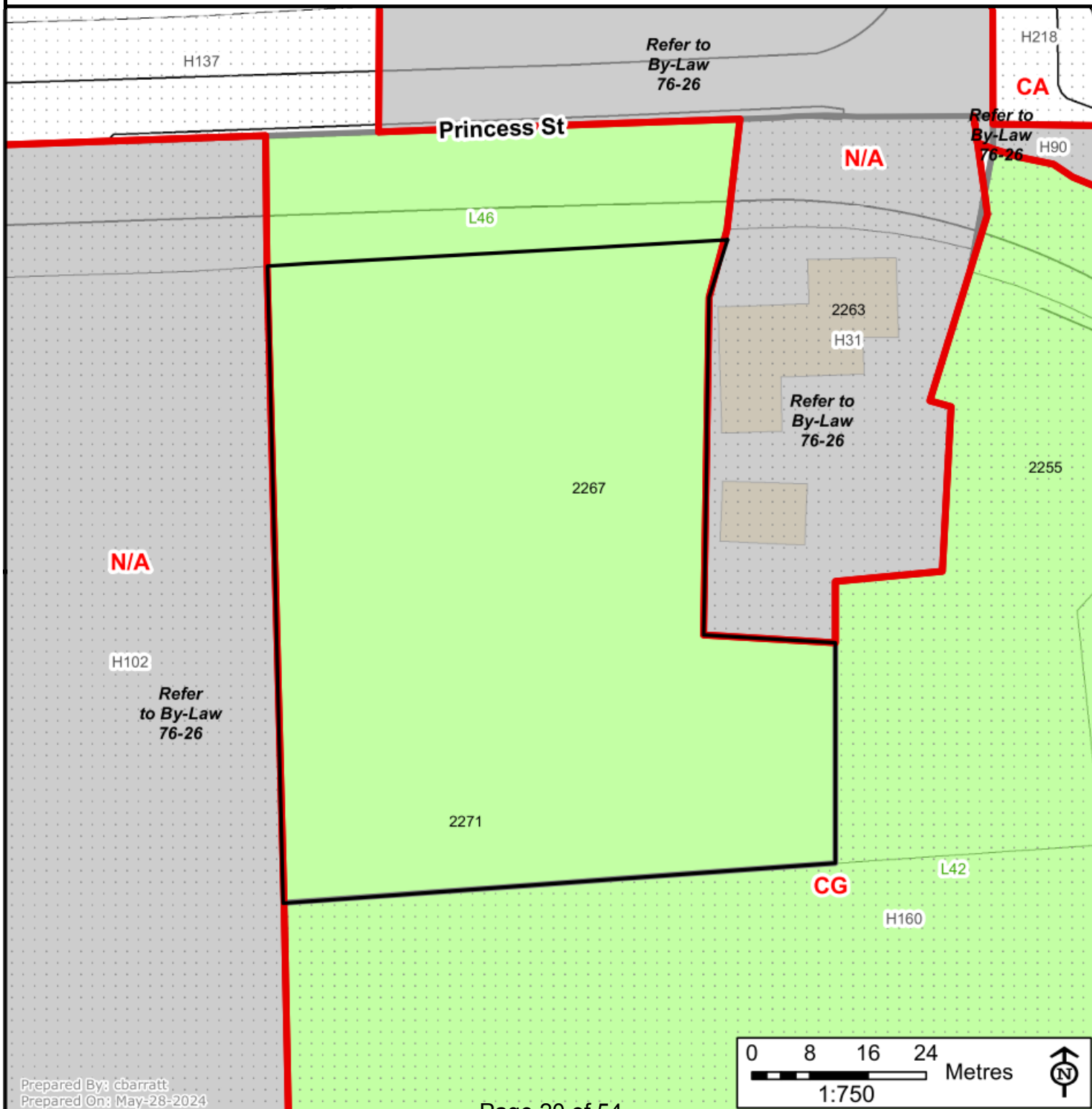


Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Planning Services

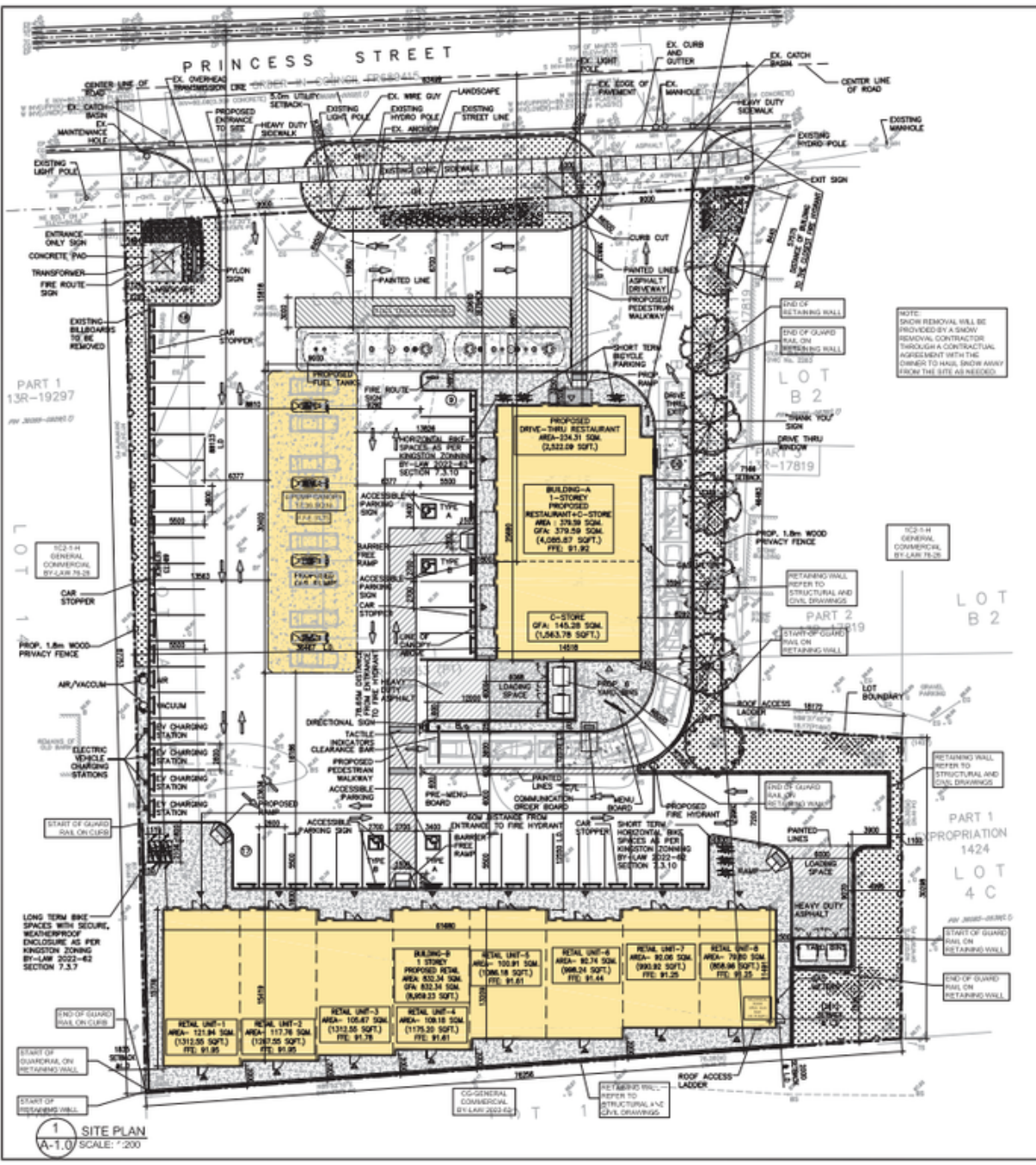
Address: 2267 Princess Street
File Number: D13-039-2024
Prepared On: May-28-2024

- Subject Lands
- Schedule 1 Zoning Map
- Zone
- Not Subject to the Kingston Zoning By-law
- Schedule E - Exception Overlay
- Legacy Exceptions (LXXX)
- Exceptions (EXXX)
- Schedule F - Holding Overlay
- Holding Overlay (HXXX)





ISSUED FOR PERMITS
ISSUED FOR FINISH VARIANCE
NOT FOR CONSTRUCTION



MUNICIPAL ADDRESS & LEGAL DESCRIPTION:
2267 & 2271 PRINCESS ST. KINGSTON ON K7M 3G1

OWNER:
100290217 ONTARIO INC.
5470 VALHALLA CRESCENT, MISSISSAUGA ON CANADA L5M 0K7

APPLICANT:
n ARCHITECTURE INC.
9120 Leslie Street, Suite-208
Richmond Hill, ON, L4B3J9
T: 416.206.9621
F: 1.866.340.5265
E: info@narchitecture.com
www.narchitecture.com

SURVEY INFORMATION TAKEN FROM:
SURVEY PLAN DATED NOV. 16, 2017 BY
LESLIE W. HODGSON SURVEYING L.L.B.
1064 GARDENERS ROAD
KINGSTON, ONTARIO K7P 1R7
T: 613.369-7936
F: 369-3579 OR
E: leslie@wvhodgson.com

LEGEND

- PROPERTY LINE
- SETBACK LINE
- NEW BUILDING
- PAINTED LINES
- LANDSCAPE
- ASPHALT
- CONCRETE PAVEMENT
- HANDICAP PARKING
- DOOR
- MAIN ENTRANCE DOOR

LOADING SPACE CALCULATION

BUILDING	MIN. LONG & 3.5M W/ WIDE	REQUIRED	PROPOSED
BUILDING-A BETWEEN 3000-25000 SQFT, 1 @ REQUIRED GFA=234.31 SQFT.	1 @	1	1
BUILDING-B BETWEEN 3000-25000 SQFT, 1 @ REQUIRED GFA=145.28 SQFT.	1 @	1	1

G/A CALCULATION

RETAIL	PROPOSED
UNIT-1	121.84 SQM
UNIT-2	117.76 SQM
UNIT-3	106.87 SQM
UNIT-4	108.18 SQM
UNIT-5	100.91 SQM
UNIT-6	82.74 SQM
UNIT-7	82.06 SQM
UNIT-8	79.80 SQM
TOTAL	1199.85 SQM

BICYCLE PARKING CALCULATION

MINIMUM NO. OF LONG-TERM BIKE SPACES	MINIMUM NO. OF SHORT-TERM BIKE SPACES	REQUIRED BASED ON DRAWINGS	PROPOSED PARKING SPACES
RESTAURANT WITH DRIVE THRU (234.31 SQM G/A)	0.2 PER 100 SQM OF G/A	3 PLUS 0.2 PER 100 SQM OF G/A	3 SHORT TERM BICYCLE PARKING SPACES
RESTAURANT/CONVENIENCE STORE (145.28 SQM G/A)	0.2 PER 100 SQM OF G/A	3 PLUS 0.2 PER 100 SQM OF G/A	3 SHORT TERM BICYCLE PARKING SPACES
RETAIL STORE (800.10 SQM G/A)	0.2 PER 100 SQM OF G/A	3 PLUS 0.2 PER 100 SQM OF G/A	3 LONG-TERM AND 3 SHORT-TERM BICYCLE PARKING SPACES
TOTAL			13



PROJECT STATISTICS

ADDRESS: 2267 & 2271 PRINCESS ST. KINGSTON ON K7M 3G1
ZONING: GENERAL COMMERCIAL - CG BY LAW-2022-62

LOT(SITE) AREA (SQM)	REQUIRED	PROPOSED
LOT AREA	-	5764.93 SQM (1,442 Acre)
LOT PROXIMITY	30.00 M	63.40 M
LOT DEPTH	-	67.75 M
BUILDING-A COVERAGE	-	379.59 SQM (6.56%)
BUILDING-B (RETAIL) COVERAGE	-	832.34 SQM (14.43%)
COVERAGE (G/A STATION ONLY)	SIDE (GAS STATION)	1482.64 SQM (2.58%)
LOT COVERAGE	-	1229.29 SQM (21.33%)
BUILDING-A GFA	-	279.59 SQM
BUILDING-B (RETAIL) GFA	-	832.34 SQM
TOTAL GROSS FLOOR AREA	-	1211.93 SQM
GROSS LEASABLE AREA (BUILDING-A)	-	371.44 SQM
GROSS LEASABLE AREA (BUILDING-B)	-	820.10 SQM
LANDSCAPED AREA	MIN. 10%	616.62 SQM (10.70%)
PAVED AREA	-	3863.19 SQM (63.54%)
DRIVEWAY ASBLE WIDTH	6.70 M	6.0 M
MAX BUILDING HEIGHT	MAX. 10.7 M	6.8 M

PARKING (PA-4 PARKING AREA-4)

EFFICIENT RATIO PA 4 PER 100SQM OF GFA	REQUIRED	PROPOSED
RESTAURANT WITH DRIVE THRU (234.31 SQM)	10	16
GAS STATION (C-STORE) (145.28 SQM)	6	6
RETAIL (RETAIL UNITS) (800.10 SQM) GFA	33	28
TOTAL (INCLUDING ACCESSIBLE PARKING STALLS)	49	44

DIFFERENCE	REQUIRED	PROPOSED
	-	-5

ACCESSIBLE PARKING

REQUIRED	PROPOSED
4	4

EV CHARGING STATION

REQUIRED	PROPOSED
-	4

No.	Date	Version	Drawn
4.	14 MAY 2024	ISSUED FOR FINISH VARIANCE	J.B.
3.	23 NOV. 2023	ISSUED FOR SPA 1	J.B.
2.	21 APR. 2023	ISSUED FOR SPA	J.B.
1.	24 JUNE 2022	ISSUED FOR PRE CON	J.B.

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PROJECT:
PROPOSED GAS STATION+FOOD PARTNER & RETAIL STORES
2267 & 2271 PRINCESS ST. KINGSTON, ON

DRAWING TITLE:
PROPOSED SITE PLAN AT GROUND LEVEL

DRAWN BY: JB **DATE:** 11 JUNE 2022

CHECKED BY: NM **SCALE:** AS NOTED

PROJECT NO.: **DRAWING NO.:**

22-50 A-1.0

Site Photo



Figure 1: View from Princess Street frontage facing south east.



Figure 2: View from Princess Street frontage facing north west.



Figure 3: View from Princess Street along the eastern property boundary.



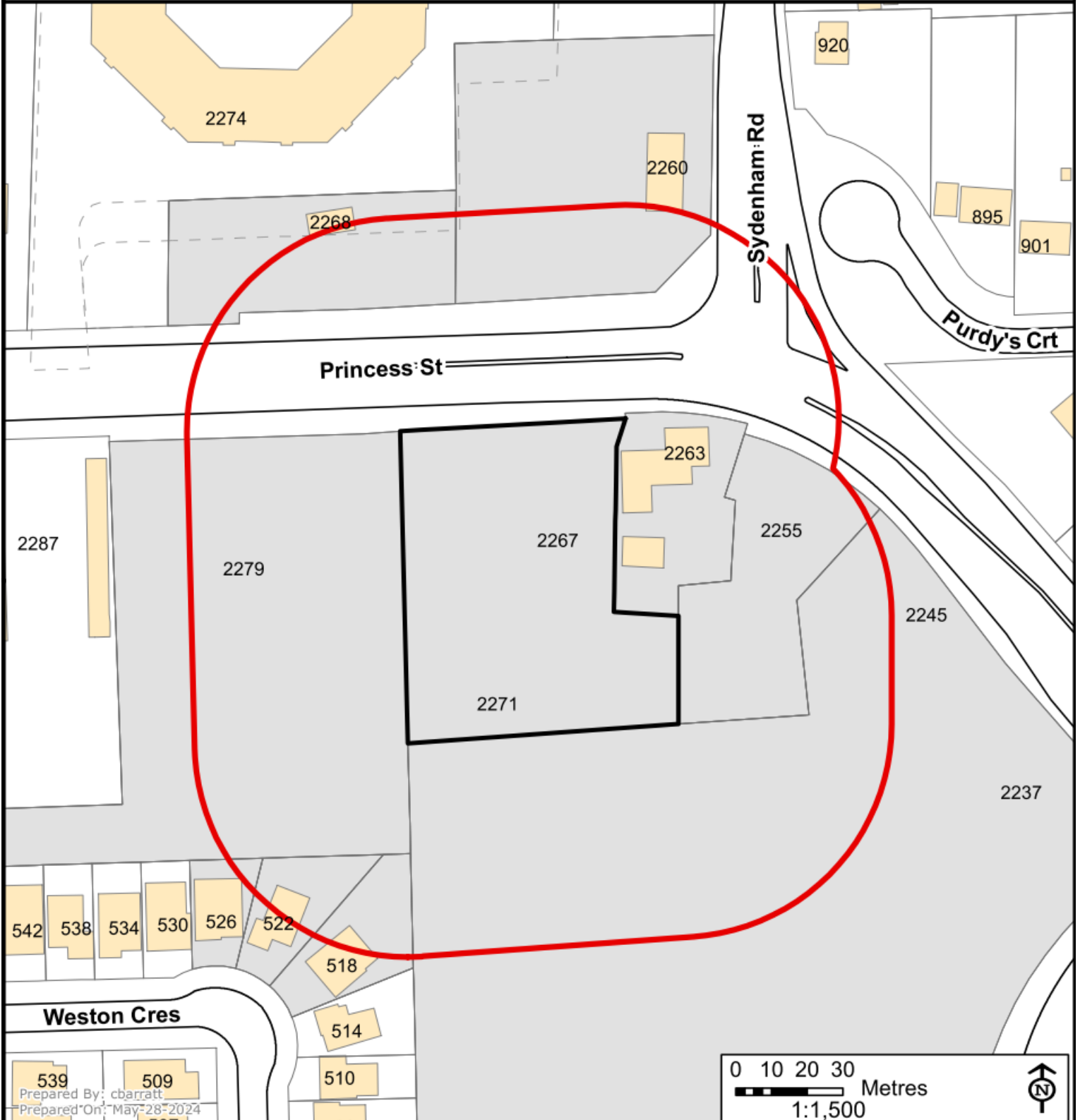
Figure 4: View from Princess Street at the mid-point of the street frontage.



Committee of Adjustment Public Notice Notification Map

Address: 2267 Princess Street
File Number: D13-039-2024
Prepared On: May-28-2024

- 60m Public Notification Boundary
- Subject Lands
- Property Boundaries
- Proposed Parcels
- 9 Properties in Receipt of Notice (MPAC)



Prepared By: cbarratt
Prepared On: May-28-2024



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Monday, July 10, 2024

To: Secretary Treasurer, Committee of Adjustment

Re: File # D13-039-2024 2267 – 2271 Princess Street, Kingston, ON

Preamble

My name is James Brown and I am writing to you today to express my concerns regarding the proposed development at 2267 – 2271 Princess Street. I am the owner of the heritage property adjacent to the proposed development that since 1850 has been recognized as Beamish House. I purchased this property in 2017 from the well-known Architect, Ernest A Cromarty. Al's passion was Historic Architecture, Al added tremendous value to our city. One of Al's greatest pleasures was Beamish House. Al purchased the Beamish House in 1975 and lived in the residential portion of the building up until his retirement. The Architect never stopped working on Beamish House and he diligently did everything he could to protect this valuable historic city asset. The Cataraqui Village was important to Al and from experience I know that he would share the same genuine concerns that I do regarding this development. Beamish House is a beautiful example of residential design by Mr. William Coverdale. I've been in the city of Kingston my entire life. I've owned and meticulously maintained historic Limestone buildings in the Portsmouth Village, Cataraqui Village, and Odessa. I've observed that the city has done a lot to protect the heritage of the Portsmouth Village in contrast to what has sadly happened in the Cataraqui "Waterloo" Village. There is very little left regarding heritage in Cataraqui thanks to the pressing need to expand urban development. What history remains provides one of the most beautiful gateways into our city, Sydenham Rd to Princess St.

My Objection

Let me start my objection by saying that the last thing Kingston needs in the Cataraqui Village is another gas station. When I first offered to purchase Beamish House at 2263 Princess St, Mr. Cromarty and I spent collectively over \$60,000.00 on environmental studies. We called it the "Swiss cheese project" because of all the test holes that were drilled looking for hydrocarbons. I painfully learned that gas stations are potential sources of environmental contamination because of liquid hydrocarbons. I additionally learned that no bank would lend money to any property where hydrocarbons were found without complete remedial action. Unfortunately, the Beamish House had historically been near several gas stations in the Cataraqui Village.

Since 1850 Beamish House was never a gas station yet we had the burden to prove that nothing from surrounding gas stations had ever contaminated the Beamish property. I recall that one of the biggest concerns for the environmental engineers was a gas station that had been located west of the property. Because of the higher elevation, contamination would naturally flow downhill. We should never risk environmental contamination of such a valuable historic asset. This would be devastating for my heritage building. For example, if there was a leak/spill from the proposed gas station next door what do I do? I cannot lift the building and do any remedial work to remove the contamination nor am I permitted to rebuild. The Beamish House and one of the last standing limestone barns in Ontario would have to be abandoned. You do not have to look too far to see an example of such a situation. Drive down Montreal Street and have a look at the abandoned rail station that's been an eyesore in the city for 30

years. It's important to understand that some of our heritage buildings can never be replaced in the event of an environmental catastrophe. The cost of labour and material would be far too expensive in comparison to what could be accomplished in 1850. Investors and banks will not lend money if a project makes no economic sense and there is no return on investment.

In addition to contamination problems, please also consider the health risk posed by a gas station. When refueling automobiles and underground fuel storage tanks, benzene is released into the air from tank vents and at the pump. Benzene can increase the risk of cancer for those living, learning or working within 305 meters. Gas stations are bad for the environment, seeing as gasoline creates excess greenhouse emissions and other environmental impacts because of fuel extraction, transportation, and storage. Gas stations emit toxic air pollution linked to asthma, birth defects, and cancer. Gas stations frequently leak petroleum contaminating nearby groundwater, soil, and air causing damage to nearby properties.

When I recently read the staff report prepared for the committee of adjustment, I was surprised to see that the city staff report had stated that the heritage property next door was solely used for commercial. This is not the case. The city staff report claims the following. "The Beamish House was designed by William Coverdale, a well-known Kingston architect. The buildings on this designated heritage property contain non-residential uses".

Since 1850 the entire building has been residential. In the 70s Mr. Cromerty renovated and used approximately 80 percent of the building for commercial offices. There is currently over 2000 square feet of residential space in the building. This residential space was the architect's home for 40 years. Today Beamish House continues to be a mix of commercial/residential with a spacious apartment that is located along the entire west wall of the building. Should you decide to approve this proposed project, the adults and child presently living in this space will be exposed to the hazards that I've brought to your attention above 24 hours a day. Please consider the health and safety of this family. The commercial offices that are located under the apartment and along this same west wall are presently occupied by a financial planner, a psychologist and social workers. They are entitled to a quiet and a nonhazardous work environment. Putting a drive through restaurant only two meters away is obviously going to make this space unusable and harder to rent.

Additionally, I note that this proposed development is not harmonious with the adjacent properties on the East and North boundaries of the development. A gas station with a convenience store, offices and drive through restaurant would be disturbing (traffic, noise, flashing lights). All these things make residential living potentially hazardous. These disturbances can cause high blood pressure, heart disease, sleep loss, and stress. These health problems can affect all age groups, especially children.

Consider as well how this proposed development will undoubtedly increase the amount of traffic. All this additional traffic is dangerously close to one of Kingston's busiest intersections at Princess and Sydenham Road. I noticed that this busy intersection is completely omitted from the staff report. I would urge you to consult with the Kingston City Police regarding the many accidents already occurring in this intersection. As traffic approaches this unusually designed intersection, there is at minimum a 60-degree curve going east to west. This complicates driving and is confusing. It certainly makes navigating this intersection different than any other intersection we see in the city. This busy intersection is a hazard already and this new development and the exit from the proposed drive through restaurant onto Princess St. is less

than 25 meters from the traffic lights. This is obviously poor planning and dangerous for pedestrians, bicycles and automobiles.

Let's now consider the hours of operation and the location of the proposed drive through restaurant. The fast-food drive through is located along the east side of the property directly adjacent to Beamish House. The traffic, lights and exhaust fumes from automobiles are only a few meters from kitchen and bedroom windows. This is unacceptable and will cause health issues and sleepless nights listening to noise and breathing hazardous fumes. The developer is asking for a variance to reduce the side yards on the east side. The bylaw demands 6.7 meters, and the developer is asking the city to reduce this to only 2 meters. The staff report that's been prepared for your consideration offers the following regarding the east set back.

"As demonstrated through the submitted Heritage Impact Statement (HIS), the proposed development with reduced interior east setback will be compatible with the east adjacent heritage property. The Heritage Impact Statement concludes that the overall low-profile of the development in combination with the generous setbacks from the front property line ensures that visual prominence of the Beamish House is maintained along Princess Street. Specific recommendations from the HIS with respect to lighting, landscaping and maintaining views through the to the Beamish house (through the elimination of fencing) will be implemented through the Site Plan Control application.

While it's commendable that the Staff Report gives due consideration to protecting the wonderful view of Beamish House as vehicles driving east approach the busiest intersection in Kingston there seems to be little consideration for safety. Specifically, the safety of bicycles, pedestrians and the people living and working next door. Shouldn't these humans also be given due consideration?

In conclusion I hope that you will do the right thing and deny these adjustments that the developer is requesting or at the very least send this back to city staff for more thoughtful consideration. There are already enough gas stations along this corridor. If you look, you'll see that between Portsmouth Ave. and Gardiners Rd, we have a total of four gas stations and ample pumps to service all types of vehicles. The city should give more consideration to the increasing demand for electric vehicles in accordance with the city's own climate change goals.

There will accordingly be decreasing demand for vehicles propelled by refined crude oil in our future. Saying no to this proposal would confirm the city's dedication to a cleaner future.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Brown', written in a cursive style.

James S. Brown | President
J. Brown Holdings Inc.
2263 Princess Street
Kingston, ON K7M 3G1

From: [Didrikson,Amy](#)
To:
Subject: RE: Minor Variance - file number - D13-039-2024
Date: July 15, 2024 8:57:00 AM
Attachments: [CityofKingston_AdjustmentCommittee_July2024.pdf](#)
[1_2267&2271 Princess Street, Kingston_Conceptual Site Plan.pdf](#)
[image001.png](#)

Hello Mr. Brown,

I'm reaching out in response to your attached letter submitted in relation to minor variance file D13-039-2024, forwarded to me as the planner assigned to this file. Thank you for your detailed submission and comments (and for the updated submission that I will provide to the Committee of Adjustment clerk this morning).

I wanted to provide a preliminary response and also wanted to provide an update that, at this time, Planning staff will be seeking a deferral of a staff recommendation on the minor variances at today's meeting until the applicant has updated their supporting information with the understanding that there is an apartment unit at the Beamish Corporate Centre. Planning has confirmed through follow-up with Building Services and archives that there is an apartment on the second storey as you have highlighted in your letter. Thank you for drawing this to our attention as this apartment was not identified in recent Planning reviews of the land uses in this area, and was not identified in the applicant's supporting information, in particular, the Noise Impact Study.

You have expressed concerns with respect to the land uses proposed in this location, in particular, a gas station; however, I do want to emphasize that the development that the applicant is proposing at 2267-2271 Princess Street includes uses that are permitted in the Zoning By-Law in this location. A gas station, restaurant, drive-through and retail development are all permitted uses as-of-right in the General Commercial zone that applies. The applicant is seeking relief to setback requirements and drive aisle requirements through their minor variance application.

With respect to the interior side yard setback relief from the east property line adjacent to 2263 Princess Street, I am attaching the conceptual site plan submitted by the applicant, and want to clarify the proposed setback is a minimum of 7.1 metres from the east side lot line to the convenience commercial and restaurant building. This is a reduction of 2.0 metres from the minimum required setback for a gas station of 9.1 metres from an interior side lot line.

You raised concerns in your letter with respect to heritage impacts, environmental concerns, and traffic. I wanted to draw your attention to the Heritage Impact Study, and the Traffic Impact Study that has been submitted as part of the site plan control application at the links below. I should also emphasize that our Environment department and the Ministry of the Environment are reviewing this development application in relation to modern environmental standards through the ongoing technical review of the application under the site plan control application. You can find this information through our Development Approvals Services Hub at the following

links:

[DASH LINK – D13-039-2024 - Minor Variance Application](#)

[DASH LINK – D11-008-2023 – Site Plan Control Application](#)

I will follow-up with a fulsome response to your questions once the applicant has a chance to review and update their application with the information on the presence of the apartment. Again, thank you for reaching out with your comments.

Regards,
Amy



Amy Didrikson, MA, MCIP, RPP (she/her/hers)

Senior Planner
Planning Services
Growth and Development Services

City of Kingston
Located at: 1211 John Counter Boulevard
Mailing Address: 216 Ontario Street, Kingston, ON K7L 2Z3
613-546-4291 extension 3296
adidrikson@cityofkingston.ca



From: Gregory, Katharine <kgregory@cityofkingston.ca> **On Behalf Of** Planning Outside Email
Sent: Monday, July 15, 2024 8:12 AM
To: Didrikson, Amy <adidrikson@cityofkingston.ca>
Subject: FW: Minor Variance - file number - D13-039-2024

Good morning Amy,

Please see email below regarding 2267 Princess Street.

Kathy

Kathy Gregory (she/her/hers)

Clerk/Secretary
Planning Services
Growth & Development Services Group

City of Kingston
Located at 1211 John Counter Blvd.
216 Ontario Street Kingston, ON K7L 2Z3

613-546-4291 extension 3184

kgregory@cityofkingston.ca

The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

From: James Brown

Sent: Sunday, July 14, 2024 9:59 PM

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

Subject: Re: Minor Variance - file number - D13-039-2024

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

Dear Secretary Treasurer Committee of Adjustment,

I've attached a slightly revised document that I had sent to you on July 10. Please forward this to the adjustment committee members so that they have the latest copy of my letter.

Thank you,

Jame Brown
James Brown | President
PlantChoir Inc
www.plantchoir.com

On Wed, Jul 10, 2024 at 8:37 PM James Brown

wrote:

Dear Secretary Treasurer, Committee of Adjustment

Please accept the attached document as my submission in respect to the application for proposed development at 2267 - 2271 Princess St.

I understand that this development is also the subject of an official Site Plan Control under the Planning Act (City file # D11-008-2023 and would like you to additionally provide a copy of my document for the consideration of this committee.

Sincerely,

James Brown | President
PlantChoir Inc
www.plantchoir.com

Amy Didrikson
Senior Planner
Planning Services
City of Kingston
1211 John Counter Boulevard
Kingston, ON K7K 6C7

Arcadis Professional Services
(Canada) Inc.
61 Hyperion Court
Suite 6
Kingston, Ontario K7K 7K7
Canada
Phone: 613 531 4440
www.arcadis.com

Date: July 15, 2024
Our Ref: P24050
Subject: 2267-2271 Princess Street - Applications for Minor Variance and Site
Plan Control (City of Kingston File No. D13-039-2024 and File No. D11-008-
2023)

Dear Ms. Didrikson:

We have been retained by Edifax Developments, which is the Owner of the property municipally addressed as 2279 Princess Street in Kingston, Ontario ("2279 Princess"). The lands at 2279 Princess are currently vacant and have been for several decades, but are under contemplation for redevelopment in the near future, as evidenced by a recent Pre-Application Meeting.

The Owner received the Notice of Public Meeting for the above noted Minor Variance application in support of the proposed redevelopment of the adjacent lands at 2267 & 2271 Princess ("2267 Princess"). We and the Owner have reviewed this application as well as the associated Site Plan Control application, and understand that the applicant is proposing to redevelop 2267 Princess with two commercial plazas and a gas bar. We note that one of the indicated commercial tenants is a "drive-thru restaurant", that there is a surface parking lot occupying the majority of the mutual property line with 2279 Princess, and a commercial building to be located approximately 1.8 m from this same property line.

Based on our review of the applications, we have a number of comments and concerns in relation to potential impacts on the future development of 2279 Princess. As identified in the recent Pre-Application Meeting for our lands, significant residential development can be supported. Our concern is that the contemplated residential use of 2279 Princess could be negatively impacted by the proposed commercial use at 2267 Princess if appropriate mitigation measures are not put in place for the commercial use. These would include, but are not limited to:

1. A landscape buffer and/or fence along the western property boundary to prevent vehicle headlights from shining into ground floor units and/or amenity areas of the contemplated adjacent residential use. We understand that the City's typical Site Plan Agreement would require implementation of the Zoning By-law requirements for buffers between commercial and residential uses (Section 4.16.1), and that this buffer must be provided by the commercial use. Should the Site Plan Agreement for 2267 Princess be approved and, subsequently, new residential development at 2279 Princess also be approved, this could require the owner of 2267 Princess to amend their Site Plan to provide the required buffer as the Site Plan Agreement obliges the Owner to continue to "comply with the provisions of the City's Zoning By-laws, as amended".

Ms. Amy Didrikson
City of Kingston
July 15, 2024

2. Adequate mitigation of stationary noise sources to protect future residential uses such that sensitive receptors on upper residential floors are screened “at the source” rather than having to employ mitigation after-the-fact at the receptor. In our experience, implementing noise mitigation at the source that considers anticipated or planned adjacent sensitive receptors avoids or reduces potentially debilitating noise impacts on new housing projects.
3. Impacts of the anticipated significant lighting from the commercial plaza and gas bar on the future residential at 2279 Princess. The Owner would like to ensure that particular attention is paid to ensuring that **all** light sources are sufficiently shielded from spillover onto 2279 Princess.

The Owner is generally supportive of the development proposed, but would like to ensure it properly accounts and plans for future adjacent sensitive land uses in a comprehensive fashion.

Should you require anything further or have any questions in support of your investigation, please do not hesitate to contact the undersigned.

Sincerely,
Arcadis Professional Services (Canada) Inc.



Mark Touw
Principal

Email: Mark.Touw@Arcadis.com
Direct Line: 613-531-4440 X 63301
Mobile: 613-217-9925

CC. Edifax Development

①

Owner

- How will this multi-dwelling unit affect the look of our neighbourhood
- How do you plan to address the potential increase in demand on local services and infrastructure, water, sewer and electricity
- parking and traffic - increased parking needs.
- noise and privacy - how will you mitigate noise and privacy issues for semi next door land residents - dust and noise with construction

City

- property values of surrounding homes.
- construction impact - back yards are sliding down hill. Houses built on grade and back filled with large rocks
- zoning - does this comply with

②

current zoning regulations,

- can the existing semi support additional load from a multipurpose dwelling unit
- Has a community impact assessment been conducted. If so what are the findings.
- emergency and public transportation be affected.
- how will the city incorporate public opinion & community feed back in their decision making process
- have environmental impact studies been conducted. If ex forest behind
- are there any precedents for similar developments in our area. What are the outcomes & impacts of these projects

- (13)
- what benefits if any will this development have on our community.
 - what are the long term plans for this area and does it fit into this plan.
 - safety concerns such as foot traffic and traffic on a busy street.
 - these semi's were built on grade and back filled with large rocks
 - back yards next to 1441 are sliding down hill
 - my retaining wall and path and steps ~~are~~ started
 - may I suggest a geo engineer to inspect site for vulnerability

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:47:31 AM

From: Tom Zborovsky [REDACTED]
Sent: Friday, July 12, 2024 4:56 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Hello,

I am writing to you in support of 395 Earl st. becoming a hair salon. The location is very convenient for us students living downtown. The change will also bring a new and elevated store front to the area.

I am in support of the change and I'd like my opinion to be taken into account.

Kind regards,

-Tom Z

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:55:34 AM

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

From: Tyler Flake [REDACTED]
Sent: Friday, July 12, 2024 8:14 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Hello I am a student that lives down town. I love the idea of a salon at 395 Earl street. It really conveniences me in the location and how close of a walk it is for me

From: [Partridge, Jason](#)
To: [Hannah, Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:53:02 AM

Public Comments for D13-025-2024; 393-395 Earl Street

From: Sacha Saleh [REDACTED]
Sent: Friday, July 12, 2024 5:14 PM
To: Partridge, Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Hello Sir,

I am contacting you with regards to the new salon coming soon to Earl street. Personally as a student at Queens U I was very excited to see that a new affordable salon was coming so close to our community. Especially given the fact that in the winter I have to take a long walk down Princess to get to an affordable good quality establishment.

Unfortunately, it has come to myself and my roommate's attention that some biased complaints have come through to your office about this salon in order to limit competition and maintain a monopoly on pricing. I would ask that as a student you would consider how this affects us especially because we need affordable options within our community as the cost of living for everything continues to rise. I implore you to not allow other salons in Kingston to dictate who can and cannot set up business within our community and allow this business to open so it can succeed in our community.

Kind regards,
Sacha Saleh

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:56:12 AM

From: Robert Pavlopoulos [REDACTED]
Sent: Saturday, July 13, 2024 5:57 AM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Hi Mr. Partridge,

I hope this email finds you well. My name is Robert and I am a student in the area. I caught wind of a salon that might be opening at 395 Earl Street and I immediately thought that it would be a fantastic idea.

When I first heard about it, I was a little skeptical however when I found out where it would be located, I was elated. I feel that 395 Earl Street is a fantastic spot and such a convenient location.

As well, being young, I'm very picky on where I get my haircuts. Hearing a new place is opening immediately peaks my interest and I know it's somewhere I'm going to go.

All in all, I just wanted to reach out and express my support for this project and this salon and I hope to be a customer getting my hair cut there one day soon.

Kindest regards,

Robert

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:51:33 AM

Public Comments for D13-025-2024; 393-395 Earl Street

From: Mitchell Niesar [REDACTED]
Sent: Friday, July 12, 2024 5:09 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Good Afternoon Jason,

I am writing to you regarding the possible opening of a salon at 395 Earl Street. I live in the area and love the idea of another local business being opened especially a salon as I often have a hard time finding a good one. The location works great and adds another entrepreneur to the area.

I am just emailing to have a vote for this to move forward :)

Best Regards,
Mitchell Niesar

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:47:16 AM

Public Comments for D13-025-2024; 393-395 Earl Street

From: Luca Ropeleski [REDACTED]
Sent: Friday, July 12, 2024 4:52 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Hi Jason

I am aware of a proposal for change of use of Bedores on Earl to a hair studio. I want to say I fully support this change and I think this studio would be great for the surrounding area and community of young students. Please consider the benefits this studio will offer to the student demographic as well as others.

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:48:01 AM

From: Luisa Pereira Macedo [REDACTED]
Sent: Friday, July 12, 2024 5:09 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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Hello,

My name is Luisa and I am a student at Queen's University residing right beside the school campus. I would find it extremely beneficial for myself and all Queen's students involved if there were a hair salon in such close proximity to the campus.

Most hair salons in Kingston are either downtown or in the West End and leave students with little or no options for any hair salons nearby. As well, most students rely on public transportation to get around the city – which is a time-consuming process that usually takes around 30 to 40 minutes depending on where they're going. Having one right beside the campus would be beneficial for students because of its location (which would mean that me and other students are taking less time out of our incredibly busy schedule to go to it) and it could lead to a positive effect on the mental health of the student community because of the less stress involved going to a hair salon farther away.

I hope this helps you make a decision in this process.

Thanks,
Luisa

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:46:21 AM

Public Comments for D13-025-2024; 393-395 Earl Street

From: Lucas Garofalo [REDACTED]
Sent: Friday, July 12, 2024 4:44 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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Hey Jason,

I recently caught wind of a new hair salon going up on the corner at Albert and I cannot tell you how beneficial this would be for me and all my roommates. We just moved to union street and are all looking for someone new to cut our hair. This would be a perfect addition to the area for all the students living near Queens. Thank you for your consideration and have a great weekend!

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:53:27 AM

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

From: Jacob Wright [REDACTED]
Sent: Friday, July 12, 2024 5:14 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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Hello Jason, I am a student at Queens university, and I am aware of the proposed hair studio on the corner of Albert and Earl Street. I would like to say that this new hair salon would be extremely helpful to the surrounding community, as I, and many of my friends would benefit from a hair studio close to where we live, within walking distance. We'd appreciate any consideration with regard to this matter. Thank you.
Kind regards, Jake

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:54:28 AM

Public Comments for D13-025-2024; 393-395 Earl Street

From: Jasper Danielson [REDACTED]
Sent: Friday, July 12, 2024 6:13 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Mr. Partridge,

My name is Jasper Danielson and I am a student at Queen's University. I am writing you this email to express both mine and my peers' keen interest in the opening of a salon at 395 Earl Street. As a student, my schedule is very busy between attending classes, completing schoolwork, and working part time throughout my studies. For this reason, it can be difficult to find time to complete those non-school related tasks. A salon within close proximity to Queen's campus would certainly ease both the time commitment and burden of travel when getting a haircut. These burdens are especially relevant during the winter months throughout the school year when it becomes challenging to travel without a car.

As such, I eagerly look forward to the possibility of having a salon near Queen's campus. This sentiment is undoubtedly shared between students all throughout Kingston.

Thanks,
Jasper Danielson

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13 025 - 2024 (395 Earl Street)
Date: July 15, 2024 9:53:52 AM

Public Comments for D13-025-2024; 393-395 Earl Street

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

From: Glenn Vollebregt [REDACTED]
Sent: Friday, July 12, 2024 5:20 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13 025 - 2024 (395 Earl Street)

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

Hi to whom it may concern.

I am sending in this note in support of establishing a salon at this site.

I have known the owner of this establishment since he was 6 years old. He is a hard working intelligent integrity driven young man who will provide a much needed service in the community.

Thanks for your consideration.

Glenn Vollebregt

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:46:38 AM

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

From: Evan Ropeleski [REDACTED]
Sent: Friday, July 12, 2024 4:47 PM
To: Partridge,Jason <JPATRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Good afternoon,

It has come to my attention that there is a proposal for a hair salon to replace Bedore's grocery on 395 Earl street. As a student, this hair salon would be so convenient for me as I live nearby, walking distance. This salon would also be so beneficial for many of my friends as we all live close by. I definitely support this salon and think it would make a great small business with opportunity for growth.

Sent from my iPhone

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:55:12 AM

From: Eliot Blackwell [REDACTED]
Sent: Friday, July 12, 2024 6:25 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Good Afternoon Jason, I am a student that goes to KSS, and I have been getting my haircut from John for the past year or so at his uncles barbershop. John is a great guy, he is respectful and really nice to talk with, John has recently decided to try and open a Salon on 395 Earl street, but it has to get passed by the city of Kingston. I wanted to email you to let you know that if it's passed it would mean a lot to me as one of Johns clients. 395 earl street is around a 5 minute walk from my house and having a salon to cut my hair nearby would be such a convenience to me and many other friends of mine that live nearby. I really hope you consider this email and how it would help our community.

Thanks,

Eliot

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:46:54 AM

Public Comments for D13-025-2024; 393-395 Earl Street

From: Ben Garofalo [REDACTED]
Sent: Friday, July 12, 2024 4:51 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Hi Jason,

My name is Ben Garofalo and I am a student here in Kingston.
I wanted to contact you to let you know that I would LOVE it if a salon went in 395 Eart st. as it is right around the corner from my residence and would make things super convenient. My roommates and myself all agree this would be a lovely addition to our little neighbourhood! Please consider our wishes.

Kindest regards,
Ben.

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:56:38 AM

Public Comments for D13-025-2024; 393-395 Earl Street

From: Arjun TM [REDACTED]
Sent: Sunday, July 14, 2024 6:58 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Hello,

My name is Arjun and I am a Queen's student. I am writing to you as I have come to hear about a potential new hair salon in the city. I would love the idea of having a salon at 395 Earl Street for the convenience of location and to have more options when many locations currently in that area of the city are quite busy with long wait times. Thanks for your consideration.

Best,
Arjun

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024 (395 Earl Street)
Date: July 15, 2024 9:45:51 AM

Public Comments for D13-025-2024; 393-395 Earl Street

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

From: morgan r [REDACTED]
Sent: Friday, July 12, 2024 4:41 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024 (395 Earl Street)

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

Hello Jason, I am a student at Queens university, and I am aware of the proposed hair studio on the corner of Albert and Earl Street. I would like to say that this new hair salon would be extremely helpful to the surrounding community, as I, and many of my friends would benefit from a hair studio close to where we live, within walking distance. We'd appreciate any consideration with regard to this matter. Thank you.

Kind regards,
Morgan

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024; 393-395 Earl Street
Date: July 15, 2024 9:37:02 AM

Public Comments for D13-025-2024; 393-395 Earl Street

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

From: Leslie Galbraith [REDACTED]
Sent: Monday, July 8, 2024 10:17 PM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024; 393-395 Earl Street

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

Mr. Partridge and the Planning Committee, I am writing in support of the conversion of the former Bedore's grocery store to a hair salon.

My house is 1.5 blocks away from Bedore's and I have lived here for over 33 years.

I believe that the business proposal for the site will be a welcome addition to the neighbourhood.

Small business owners taking pride in their business and property is something this area will benefit from.

Thank you.

Sincerely,

Leslie Galbraith

[REDACTED]

From: [Partridge,Jason](#)
To: [Hannah,Allison](#)
Subject: FW: D13-025-2024; 393-395 Earl Street
Date: July 15, 2024 9:37:20 AM

Public Comments for D13-025-2024; 393-395 Earl Street

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

From: Rob Baker [REDACTED]
Sent: Tuesday, July 9, 2024 9:24 AM
To: Partridge,Jason <JPARTRIDGE@cityofkingston.ca>
Subject: D13-025-2024; 393-395 Earl Street

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

I am writing in support of the proposed hair salon proposed for the former site of Bedores corner store. A Dry Cleaners was also present on that site some years ago. I have lived within 2 blocks of the former Bedores Corner Store for over three decades and was a regular there for over five decades. Times and needs change. When KCVI was shuttered all in our neighbourhood knew that we were in for a rough ride. A hair salon offers something new and unique to the area. I fully support a young entrepreneur who is wanting to establish a business in this neighbourhood. The upgrades in the property and the ensuing pride the business owner takes in their property may just have much needed positive effects on the surrounding area which is currently garbage strewn and suffering from general neglect. Please give this young entrepreneur a chance to establish a business which could be a small step toward stabilizing this particular neighbourhood.

Sincerely

Robert E. Baker

[REDACTED]

From: campusonestop campusonestop [REDACTED]
Sent: Monday, July 15, 2024 11:20 AM
To: Partridge,Jason <JPATRIDGE@cityofkingston.ca>
Subject: 393-395 Earl Street file D13-025-2024

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

To Jason Partridge,

In regards to 393-395 Earl Street file D13-025-2024,

The food/snack/grocery convenience business is very difficult to maintain with queens university endlessly adding many food retail conveniences every year! Small stores have no buying power and the power of pricing and delivery conveniences on lots of apps make it even more competitive. I knew the owners of the previous business known as bedores and other than long days and accumulating debt one does not have a lot of hope in the seasonal calendar of queens university.

Supporting services such as hair care offer more to the neighbourhood than just another retail snack option. The university population lacks convenient personal services such as hair services and health and beauty retail for staff and students.

I own Campus One Stop and our location has been family owned since 1967 and we understand the retail space better than anyone on or near the campus.

We support this variance and wish the proprietors many years of success.

Steve Nikas