



**City of Kingston
Report to Planning Committee
Report Number PC-16-080**

To: Chair and Members of Planning Committee
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: September 15, 2016
Subject: Public Meeting & Comprehensive Report
File Number: D14-021-2016
Address: 85 King Street East
Application Type: Zoning By-Law Amendment
Owner: Stephen Sorensen
Applicant: IBI Group

Executive Summary:

The following is a Public Meeting and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by IBI Group, on behalf of Stephen Sorensen, with respect to the subject site located at 85 King Street East.

The applicant is proposing alterations to an existing dwelling and carriage house, which will include relocating one of three existing dwelling units from the main house to the carriage house, and constructing a garage addition to link the two structures. The property is legal non-conforming in terms of the three existing units in the main house. There will be no increase in the total number of units on the property.

The applicant is also proposing to sever the carriage house from the rest of the property, and an application for consent has been submitted (File Number D10-019-2016). A heritage permit to allow the construction of the garage addition has already been obtained (File Number P18-042-2016), as the property is designated under Part IV of the *Ontario Heritage Act* and is within the Old Sydenham Heritage Conservation District (HCD).

September 15, 2016

Page 2 of 13

A site-specific zone for the whole property, including the proposed severed and retained parcels, is proposed that would address the existing conditions on the site, permit the construction of the garage addition, and the transfer of one dwelling unit to the carriage house.

A Public Meeting regarding the proposed zoning by-law amendment was held on July 7, 2016. A second Public Meeting is being held concurrent with the comprehensive report submission with respect to this application on September 15, 2016, as the lot configuration for the proposed consent has been modified from what was originally submitted.

Recommendation:

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-021-2016) submitted by IBI Group, on behalf of Stephen Sorensen, for the property municipally known as 85 King Street East, be approved; and

That By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to amend Zoning By-Law Number 8499) to Report Number PC-16-080; and

That Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

September 15, 2016

Page 3 of 13

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Denis Leger, Commissioner, Corporate & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

September 15, 2016

Page 4 of 13

Options/Discussion:

Public Meeting & Comprehensive Report

The Planning Division is recommending the Public Meeting and comprehensive report are heard concurrently based on the following:

- The proposal is compatible with the Provincial Policy Statement (2014) and the Kingston Official Plan;
- This is the second Public Meeting for this application, and the changes proposed to the application since the first Public Meeting are considered minor in nature;
- There were no objections about the proposal from members of the public at the first Public Meeting, and no comments or objections have been received since that time; and
- Combining the Public Meeting and the comprehensive report facilitates the streamlining of the development approval process, thereby decreasing application processing time.

Anyone who attends the Planning Committee Public Meeting may present an oral submission, and/or provide a written submission on the proposed application. Also, any person may make written submissions at any time before City Council makes a decision on the application.

If a person or public body does not make an oral submission at a Public Meeting, or does not make a written submission to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Kingston to the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

The Planning Committee will consider this comprehensive report and recommendation from the Planning Division respecting the subject application following the Public Meeting. The Committee will then make its recommendation to City Council. The decision of City Council will be final unless appealed.

All persons who made oral or written submissions, or have requested notification in writing, will be given written notice of the future meeting(s) of the Planning Committee at which the subject application will be considered. Anyone wishing to be notified of Council's decision on the subject application must submit a written request to:

Sonya Bolton, Senior Planner
The Corporation of the City of Kingston
Planning, Building & Licensing Services
216 Ontario Street
Kingston, ON K7L 2Z3
613-546-4291 extension 3237
sbolton@cityofkingston.ca

September 15, 2016

Page 5 of 13

Background and Decision Date

In accordance with By-Law Number 2007-43, this application was subject to a pre-application meeting held on September 15, 2015, with the Planning Division and various other departments and agencies. Following this, a formal submission was made by the applicant on May 10, 2016 and on June 2, 2016, this application was deemed complete in accordance with the *Planning Act*.

In accordance with the *Planning Act*, this application is subject to a decision by Council on or before September 30, 2016 which is 120 days after a complete application was received. In the absence of a decision by Council in this timeframe, the applicant may exercise their right to appeal to the Ontario Municipal Board (OMB).

The applicant has been working with staff to resolve technical details regarding this application, taking it beyond the 120 days.

Application and Submission

An application for a zoning by-law amendment has been submitted to permit alterations to an existing dwelling and carriage house at 85 King Street East (Exhibit B – Key Map) and to facilitate a proposed severance. The subject property accommodates a large stone dwelling and a separate stone carriage house built in 1877. The dwelling presently contains three (3) residential units, with one unit occupying the main portion of the house and two units at the rear of the house within a two-storey addition. The carriage house is currently used as a garage.

The applicant proposes to convert the carriage house into a dwelling unit and to create a new garage space between the carriage house and the main house, effectively linking the two buildings and creating a single structure (Exhibit G – Architect's Rendering of Proposed Garage Addition/Link). The total number of residential units (three) on the property will remain unchanged as one of the units will be removed from the main house. The main house currently contains nine bedrooms, while each apartment contains one bedroom, for a total of 11 bedrooms on the property. With the proposed changes, the main house will continue to have nine bedrooms and will incorporate the floor space of one of the apartments. The other one-bedroom apartment will remain, and the carriage house will be developed with a two-bedroom unit, for a total of 12 bedrooms on the property.

The applicant is also proposing to sever the carriage house from the rest of the property to facilitate service connections, leaving one dwelling unit in the carriage house, and retaining two dwelling units in the main house. A mutual right-of-way is also proposed as part of the consent application for shared access to the driveway and on-site parking (Exhibit F – Proposed Site Plan).

The existing use, a three unit dwelling, is a legal non-conforming use; however, the alteration of the units and structures, and the proposed consent, trigger the need for a zoning by-law amendment. A site-specific zone for the whole property, including the proposed severed and retained parcels, is proposed that would address the existing conditions on the site, permit the construction of the garage addition and allow the transfer of one dwelling unit to the carriage house.

September 15, 2016

Page 6 of 13

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

- Planning Justification, prepared by IBI Group
- Addendums to the application, dated June 3, 2016, June 20, 2016 and July 6, 2016, including a description of the proposed consent, prepared by IBI Group
- Site Plan, prepared by Hughes Downey Architects dated July 13, 2016
- Floor Plans and Architectural Elevations, prepared by Hughes Downey Architects
- Stage 1 and Stage 2 Archaeological Assessments, prepared by Abacus
- Confirmation of Servicing, prepared by David W. Downey Engineering Limited
- Heritage Impact Statement, prepared by Hughes Downey Architects

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 property is 1,732 square metres in area, and has 39 metres of frontage on King Street East and 49 metres of frontage on Simcoe Street. The subject property is located in the Sydenham District, on the south side of King Street East across from City Park. King Street is an arterial road, while Simcoe Street is classified as a local road.

The portion of King Street across from City Park is characterized by large single-detached dwellings on large lots, with townhouses and small detached structures inter-mixed along the side streets. To the east of the property, along the water south of King Street, is the start of some high-density residential development (Exhibit C – Neighbourhood Context (2015)).

The location provides access to transit services, with the nearest bus stop located at the intersection of West Street and King Street East (approximately 100 metres walking distance). The site is serviced by Kingston Transit Route 3. A number of parks are within walking distance of the subject property, including City Park (10 metres), Macdonald Park (165 metres) and An Gorta Mor Park (250 metres). The site also has access to the waterfront pathway at the southern end of Simcoe Street or through Macdonald Park.

The property is located in the Old Sydenham HCD, which was established as an HCD in March of 2015, and the subject property is a designated heritage property under Part IV of the *Ontario Heritage Act*. The reasons for designation in By-Law Number 84-65 are as follows:

“This Victorian mansion designed by John Power and Son, was built by Richard Tossell in 1877 for Rybert Kent, who was for twenty years, proprietor of the British American Hotel. The three storey stone dwelling has some of the finest ironwork and carpenter work trim in Kingston.”

The Property Inventory Evaluation rates this property as “significant” to the district, and states that the structure is important to the King-Simcoe Street intersection and the Simcoe Street streetscape.

September 15, 2016

Page 7 of 13

Provincial Policy Statement

The Provincial Policy Statement (PPS 2014) provides policy direction on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests. In accordance with Section 3 of the *Planning Act*, all decisions of Council that affect planning matters shall be consistent with the PPS.

The PPS promotes healthy, livable and safe communities through the promotion of efficient development and land use patterns, the accommodation of a range and mix of land uses, and the promotion of development patterns and standards that minimize land consumption and servicing costs (Sections 1.1.1.a, b and e). Planning authorities are required to identify appropriate locations and promote opportunities for intensification and compact form, taking into consideration existing building stock, existing infrastructure and public service facilities (Sections 1.1.3.3 and 1.1.3.4). Municipalities are also required to maintain the ability to accommodate residential growth for a minimum of 10 years through residential intensification, redevelopment and new residential development, and to permit all forms of residential intensification, including second units (Sections 1.4.1.a and 1.4.3.b.2).

The PPS also promotes intensification in settlement areas on existing municipal sewage and water services (Section 1.6.6.2), and land use patterns, density and a mix of uses that minimize the length and number of vehicle trips and support current and future use of transit and active transportation (Section 1.6.7.4). Section 2.6.1 of the PPS also requires the conservation of significant built heritage resources and cultural heritage landscapes.

The redevelopment proposal for 85 King Street East is not increasing the total number of dwelling units on the property. The conversion of the carriage house to a dwelling unit represents an additional form of housing on an existing lot with existing municipal services, in a location that has access to transit, public open space and the downtown core, and is within walking distance to Queen's University and Kingston General Hospital. As the property is designated under Parts IV and V of the *Ontario Heritage Act*, all alterations done as part of the proposed redevelopment on the site will be subject to a heritage permit through Heritage Kingston. For these reasons, the proposed conversion of the carriage house to habitable space and the construction of the garage addition are consistent with the policies of the PPS.

Official Plan Discussion

The subject property is designated 'Residential' on Schedule 3-A in the City of Kingston Official Plan (Exhibit D – Official Plan, Land Use). The planned function of the designation is "to respond to the housing needs of the City's citizens by retaining and augmenting a broad range of housing within a safe, convenient and stable setting, organized primarily into neighbourhoods". The predominant use of land in the residential designation is to be for various forms of housing.

The Official Plan requires that lands within the urban boundary be the focus of growth and the policies of the Plan support intensification through infill and redevelopment that is compatible and complementary (Sections 2.3.1 and 2.3.2). The Official Plan also notes that stable areas will be protected from development that is not intended by the Plan and is not compatible with

September 15, 2016

Page 8 of 13

the prevailing pattern of development in terms of density, activity level or type of use (Section 2.6.3). The conversion of the existing carriage house and the construction of the garage addition comply with the policies of the Official Plan, and the proposal will not adversely affect the neighbourhood.

Section 2.7 of the Official Plan contains policies regarding land use compatibility, specifically the need to avoid or minimize adverse effects of the proposed development or redevelopment on other land uses or buildings. The proposal complies with the following policies regarding the long-term functional needs of the property and future intended occupants (Section 2.7.7):

- The proposed conversion of the carriage house and construction of the garage addition is a suitable scale, massing and density in relation to the existing built fabric;
- There will be appropriate landscaping that meets or improves the characteristic green space amenity of the site and surroundings;
- There is adequate land area and appropriate site configuration to accommodate the proposal;
- The proposal accommodates the efficient use of municipal services, including transit;
- The proposal is an appropriate infill of under-utilized land; and
- There will be clearly defined and safe site access, building entries, parking and amenity areas.

Section 3.3.7 of the Official Plan states that within existing stable residential areas, applications for infill or redevelopment must be located and organized to fit with neighbouring properties, including cultural heritage resources. The proposal for 85 King Street East satisfactorily addresses the following policies of Section 3.3.7:

- Adequate municipal services can be provided;
- The proposal is compatible with the general pattern of adjacent sites in terms of gradation of building heights;
- The proposal is suitable for the site in terms of dwelling type, lot size, building height and massing, building materials and exterior design;
- The proposal will comply with the location of private open space, distance between buildings, driveways and parking areas, location of entranceways, landscape treatment, and compliance with setbacks, including the amendments to the zoning by-law proposed through this application which will recognize the existing conditions on the site;
- There will be minimal adverse effects in terms of privacy, access to sunlight or shadowing from the proposed redevelopment of the site;
- Any increase in vehicular traffic on the site will be minimal and manageable; and
- The proposal complies with Section 7.1.7 which requires the submission of a Heritage Impact Statement.

The subject property is designated under Part IV of the *Ontario Heritage Act*, and is also part of the Old Sydenham Heritage HCD. A Heritage Impact Statement was submitted by Hughes Downey Architects as part of the application for zoning by-law amendment for 85 King Street East. The Heritage Impact Statement concludes that the redistribution of residential

September 15, 2016

Page 9 of 13

accommodation by transferring one existing dwelling unit to the carriage house and creating new habitable space will have little, if any, effect on the historic presence of the property and how it relates to adjacent designated properties or the HCD. The proposed garage addition and link will be re-instating a historic building footprint, as a similar structure linked the main house and carriage house prior to 1947.

The proposed zoning by-law amendment for the conversion of the carriage house to habitable space and the construction of the garage addition and linkage is necessary to recognize setbacks and other zoning provisions related to the existing structures on the property (refer to the section below, Zoning By-Law Discussion). Section 9.5.9 of the Official Plan requires the Planning Committee and Council to have regard to the following matters when reviewing applications for zoning by-law amendments:

- That the proposal conforms to the intent of the Official Plan policies and schedules.

As noted through the discussion of policies above, the proposal for the zoning by-law amendment for 85 King Street East conforms to the policies of the Official Plan.

- That the proposal is compatible with existing uses and zones, sensitive uses, natural and cultural heritage resources, and with future planned uses in accordance with the Official Plan.

The proposal for the conversion of the carriage house and construction of the garage addition and link will be compatible with the existing uses and zones in the area, and with the heritage character of the property and the HCD.

- That the proposed buildings and structures are compatible with the existing buildings and structures, with zoning standards of adjacent sites, with any future planned standard as provided in this Plan, and with any urban design guidelines adopted by the City for this area.

The proposed conversion of the carriage house to habitable space and the construction of the garage addition and link are compatible with the existing structures on the site and those on adjacent sites. The proposal is consistent with the policies and guidelines of the Old Sydenham HCD Plan and a heritage permit has been approved for the proposed development on the site (refer to Other Applications below).

- The extent to which the proposal is warranted in this location and the extent to which areas zoned for the proposed use are available for development.

The proposal will provide additional habitable space in the existing carriage house. While limited in number, there are other examples in the downtown core of former carriage houses being converted to dwelling units.

- The suitability of the site for the proposal, including its ability to meet all required standards of loading, parking, open space or amenity areas.

With maintaining three dwelling units on the property, the existing amount of amenity area is sufficient, as are the four proposed on-site parking spaces.

September 15, 2016

Page 10 of 13

- The impact on municipal infrastructure, services and traffic.

With maintaining three dwelling units on the property, there is little impact on municipal infrastructure, services and traffic anticipated. The applicant does wish to have a separate sewer and water connection for the carriage house, which is the reason for the proposed severance (refer to Other Applications below).

- The comments and submissions of staff, agencies and the public.

The application has received very few comments and no written submissions. Those comments that have been received have been addressed satisfactorily in the sections below in Technical Analysis and Public Comments.

- The degree to which the proposal creates a precedent.

As noted above, there are a few other instances where former carriage houses have been converted to habitable spaces and separate dwelling units. The proposed garage addition and link will be in keeping with the heritage character of the property and the Old Sydenham HCD. The zoning that is proposed will continue to treat the main house and carriage house as one property, even if the application for consent to sever the carriage house as a separate parcel is approved.

Zoning By-Law Discussion

The site is zoned One-Family Dwelling and Two-Family Dwelling Zone 'A' in Zoning By-Law Number 8499, which permits one and two-unit dwellings, as well as some institutional and community facilities such as churches, schools, libraries, museums, art galleries and community halls (Exhibit D – Zoning By-Law Number 8499, Map 31).

The applicant is proposing alterations to an existing dwelling and carriage house which will include relocating one of three existing dwelling units from the main house to the carriage house and constructing a garage addition to link the two structures. The property is legal non-conforming in terms of the three existing units in the main house. With the proposed redevelopment, one existing unit in the house will be transferred to the carriage house, and the main house will contain only two units. There will be no increase in the total number of units on the existing property.

The applicant is proposing to sever the carriage house from the rest of the property and an application for consent has been submitted (File Number D10-019-2016). A heritage permit to allow the construction of the garage addition has already been obtained (File Number P18-042-2016), as the property is designated under Part IV of the *Ontario Heritage Act* and is within the Old Sydenham HCD.

A site-specific zone for the whole property (Exhibit A – Draft By-Law), including the proposed severed and retained parcels, is proposed that would address the following:

- That the permitted uses will be limited to a maximum of three dwelling units and that only one dwelling unit is permitted in the carriage house;

September 15, 2016

Page 11 of 13

- Recognition of the existing conditions on the site related to the main house and carriage house;
- Permit the construction of the garage addition to link the main house and carriage house;
- Require a minimum of four on-site parking spaces, and that the parking may be located in the yard adjacent to Simcoe Street provided it is set back from the lot line, and that a limit is placed on the maximum amount of uncovered parking spaces; and
- That all other new construction or redevelopment will comply with the provisions of the 'A' Zone.

Other Applications

2016 – Application for Heritage Permit (File Number P18-042-2016): A heritage permit for the site was approved by Council on June 23, 2016 to permit the construction of the garage addition that will link the main house to the existing carriage house.

2016 – Application for Consent (File Number D10-019-2016): The site is currently the subject of a consent application which proposes to sever the carriage house from the remainder of the property, and to establish a mutual right-of-way for the driveway and on-site parking.

Technical Analysis

This application has been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding issues with this application remain at this time.

Public Comments

No written submissions have been received regarding the application. A Public Meeting was held on July 7, 2016 with respect to this application. The following is a summary of the public input received to date.

- Question: Will there need to be another application to Heritage Kingston because of the proposed consent?

Response: The application for consent requires consultation with Heritage Kingston. An information report on the subject property and the proposed consent will be presented to that committee on September 7, 2016.

- Question: How does the proposal work if the severance divides the property through the garage and driveway?

Response: The consent will establish easements on the property for the shared driveway and parking, and the line that divides the proposed garage and the driveway would be treated like a common party wall.

- Question: Will the carriage house have a separate address and will it be a Simcoe Street address?

Response: If the consent application is approved, the conditions of the consent fulfilled, and the Certificate of Official issued, then the carriage house would be issued with a

September 15, 2016

Page 12 of 13

separate civic address. Civic addresses are normally assigned based on the location of the driveway or access to the site. Given that the driveway to the property is located off of Simcoe Street, the carriage house would have a Simcoe Street address. At this time, a draft civic address of 46 Simcoe Street has been assigned and is referenced in the draft by-law (Exhibit A).

Effect of Public Input on Draft By-Law

Comments received from the public were minor in nature, seeking additional information regarding the proposal, and did not have an effect on the content of the draft by-law.

Conclusion

In conclusion, staff recommend approval of the application for zoning by-law amendment for the property located at 85 King Street East. The proposed site-specific zone will recognize the existing three units on the property, as well as the existing setbacks and development conditions of the existing structures on the property. It will also permit the conversion of the existing carriage house to habitable space, will permit the construction of the garage addition to link the two structures on the property and will ensure that development on the property is considered under one zone if the proposed consent application is approved. The proposed development is consistent with the PPS and the general intent of the Official Plan.

Existing Policy/By-Law:

The proposed amendment 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

Planning Act

Provincial Policy Statement, 2014

Municipal

City of Kingston Official Plan

Zoning By-Law Number 8499

Old Sydenham HCD Plan

Notice Provisions:

A Public Meeting regarding the proposed zoning by-law amendment was held on July 7, 2016. A second Public Meeting is being held concurrent with the comprehensive report submission with respect to this application on September 15, 2016, as the lot configuration for the proposed consent has been modified from what was originally submitted. Pursuant to the requirements of the *Planning Act*, a notice of the Statutory Public Meeting was provided by advertisement in the form of a sign posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to 34 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard on September 6, 2016.

September 15, 2016

Page 13 of 13

If the application is approved, a Notice of Passing will be circulated in accordance with the provisions of the *Planning Act*.

At the time of writing of this report, no written pieces of public correspondence have been received and all planning related matters have been addressed within the body of this report. Any public correspondence received after the publishing of this report will be included as an addendum to the Planning Committee Agenda.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Stacey Forfar, Manager, Development Services 613-546-4291 extension 3253

Sonya Bolton, Senior Planner 613-546-4291 extension 3237

Other City of Kingston Staff Consulted:

Not applicable

Exhibits Attached:

Exhibit A Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499

Exhibit B Key Map

Exhibit C Neighbourhood Context (2015)

Exhibit D Official Plan, Land Use

Exhibit E Zoning By-Law Number 8499, Map 31

Exhibit F Site Plan Showing Proposed Consent

Exhibit G Architect's Rendering of Proposed Garage Addition/Link

Exhibit H Public Notice Notification Map

By-Law Number 2016-XXX

A By-Law to Amend By-Law Number 8499, “Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston” (Zone Change from ‘A’ Zone to ‘A.508’ Zone, 85 King Street East and 46 Simcoe Street)

Passed: [Meeting Date]

Whereas by Order of the Minister of Municipal Affairs and Housing, The Corporation of the Township of Kingston, The Corporation of the Township of Pittsburgh and The Corporation of the City of Kingston were amalgamated on January 1, 1998 to form The Corporation of the City of Kingston as the successor municipal Corporation and pursuant to the Minister’s Order, any by-laws of the former municipality passed under the *Planning Act* continue as the by-laws covering the area of the former municipality now forming part of the new City; and

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend By-Law Number 8499, as amended, of the former City of Kingston;

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

1. By-Law Number 8499 of The Corporation of the City of Kingston, entitled “Restricted Area (Zoning) By-Law of The Corporation of the City of Kingston”, as amended, is hereby further amended as follows:
 - 1.1. Map 31 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘A’ Zone to ‘A.508’ Zone, as shown on Schedule “A” attached to and forming part of By-Law Number 2016-XXX.
 - 1.2. By **adding** the following section 508 in Part VIII – Exceptions to the Various Zone Classifications as follows:

“(508) A.508 (85 King Street East and 46 Simcoe Street)

Notwithstanding the provisions of Sections 5 and 6 hereof to the contrary, the lands designated ‘A.508’ on Schedule ‘A’ hereto, the following regulations shall apply:

- a. Permitted uses shall be limited to a maximum of three dwelling units, with a maximum of one dwelling unit permitted in the existing carriage house.
- b. For the purposes of zoning interpretation, the properties located within the A.508 zone will be considered as one lot, with King Street East defined as the front lot line.

- c. The existing house and carriage house on the property as of the date of the passage of the by-law are deemed to comply.
 - d. The maximum building depth shall be 40.9 metres for the purpose of linking the main house at 85 King Street East to the carriage house at 46 Simcoe Street.
 - e. The minimum number of required parking spaces shall be four (4).
 - f. Parking shall be permitted in the yard adjacent to Simcoe Street, provided that it is set back 5.4 metres from the lot line.
 - g. A maximum of 65 square metres of uncovered parking shall be permitted.
 - h. Any new construction or redevelopment shall comply with the provisions of the 'A' Zone.
2. This by-law shall come into force and take effect on the day it is passed subject to and in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13 as amended from time to time.

Given all Three Readings and Passed: [Meeting Date]

John Bolognone
City Clerk

Bryan Paterson
Mayor




Planning, Building & Licensing Services
 a department of
 Community Services

**SCHEDULE 'A'
 TO BY-LAW NUMBER**

Applicant: IBI Group
 Owner: Stephen Sorensen
 File Number: D14-021-2016
 Address: 85 King Street East

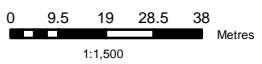
LEGEND

Reference By-Law 8499, Map 31

 Rezoned from A to A.508

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____,
 passed this _____ day of _____ 2016.



 Mayor

 Clerk

CONTEXT MAP



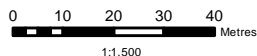
Planning, Building & Licensing Services

a department of Community Services



PLANNING COMMITTEE

KEY MAP

Applicant: IBI Group
 Owner: Stephen Sorensen
 File Number: D14-021-2016
 Address: 85 King Street East



LEGEND

-  Subject Property
-  Property Boundaries







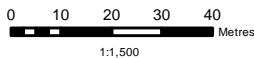
Planning, Building & Licensing Services
 a department of
 Community Services

PLANNING COMMITTEE
NEIGHBOURHOOD CONTEXT (2015)

Applicant: IBI Group
 Owner: Stephen Sorensen
 File Number: D14-021-2016
 Address: 85 King Street East

LEGEND

-  Subject Property
-  Property Boundaries

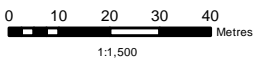




Planning, Building & Licensing Services
a department of
Community Services

PLANNING COMMITTEE
OFFICIAL PLAN, Land Use

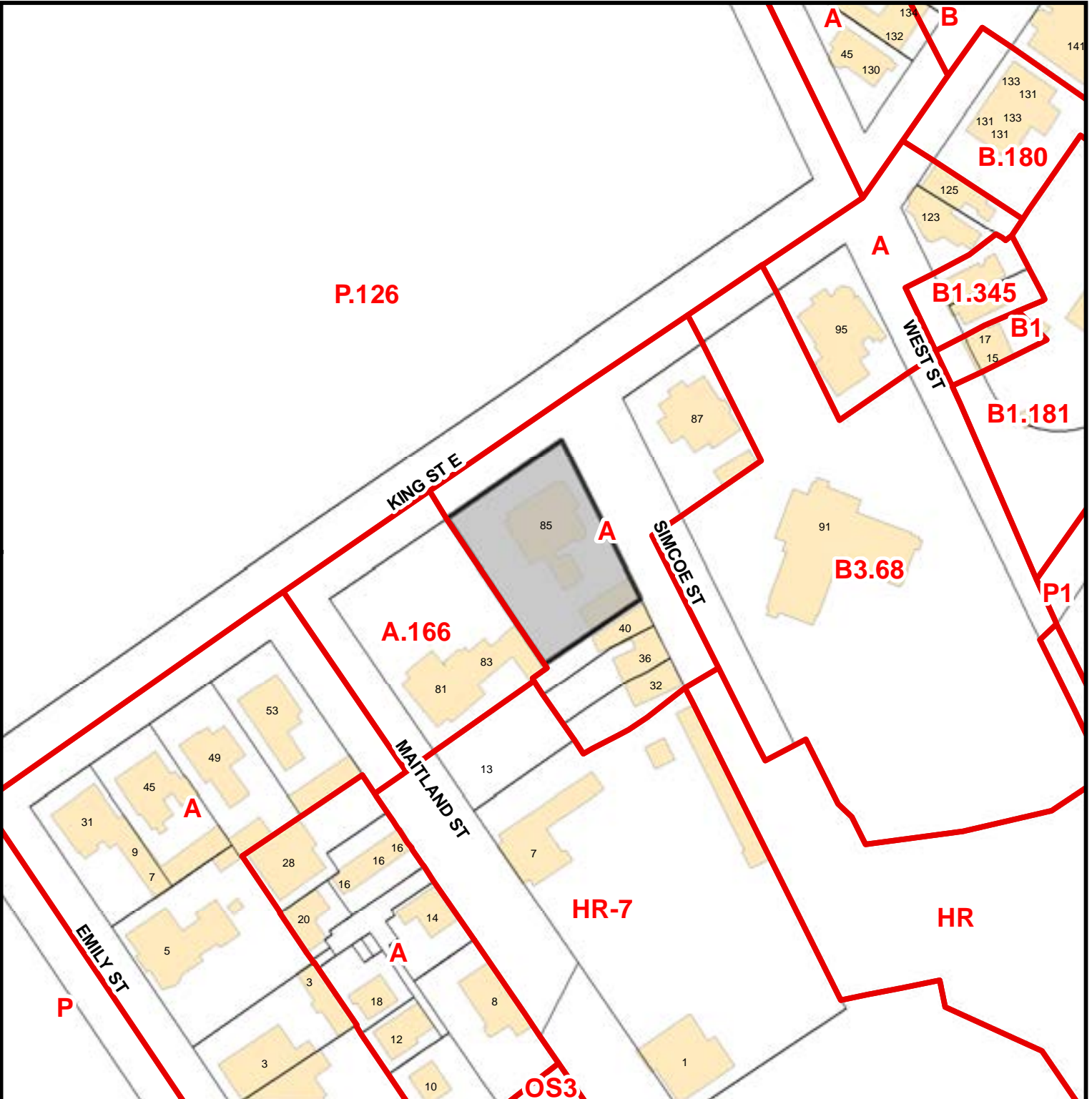
Applicant: IBI Group
Owner: Stephen Sorensen
File Number: D14-021-2016
Address: 85 King Street East



LEGEND

-  Subject Property
-  Residential
-  Open Space
-  Environmental Protection Area
-  Harbour Area; Water Area








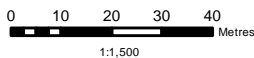
Planning, Building & Licensing Services
 a department of
 Community Services

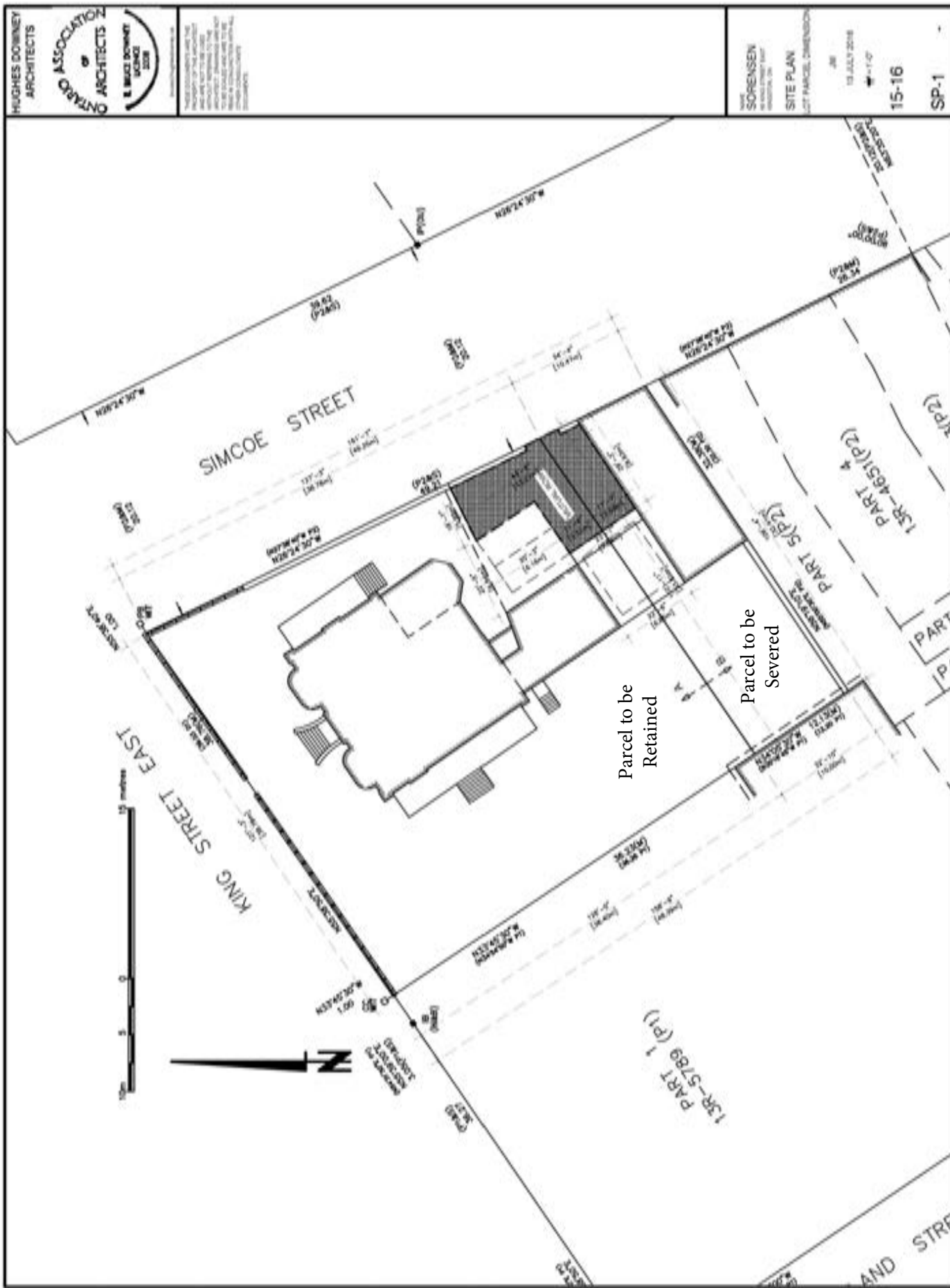
PLANNING COMMITTEE
ZONING BY-LAW 8499, Map 31

Applicant: IBI Group
 Owner: Stephen Sorensen
 File Number: D14-021-2016
 Address: 85 King Street East

LEGEND

-  Consolidated Zoning
-  Subject Property
-  Property Boundaries

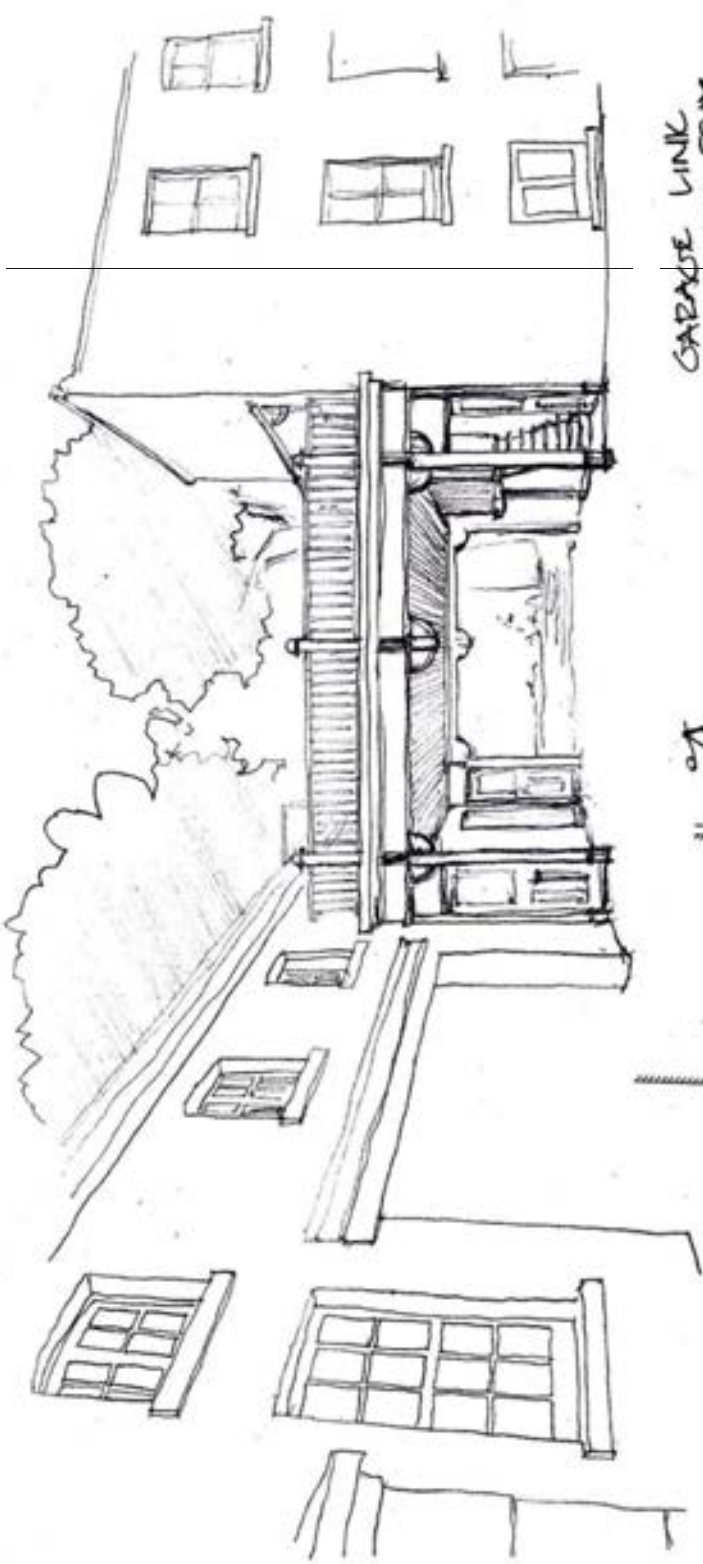




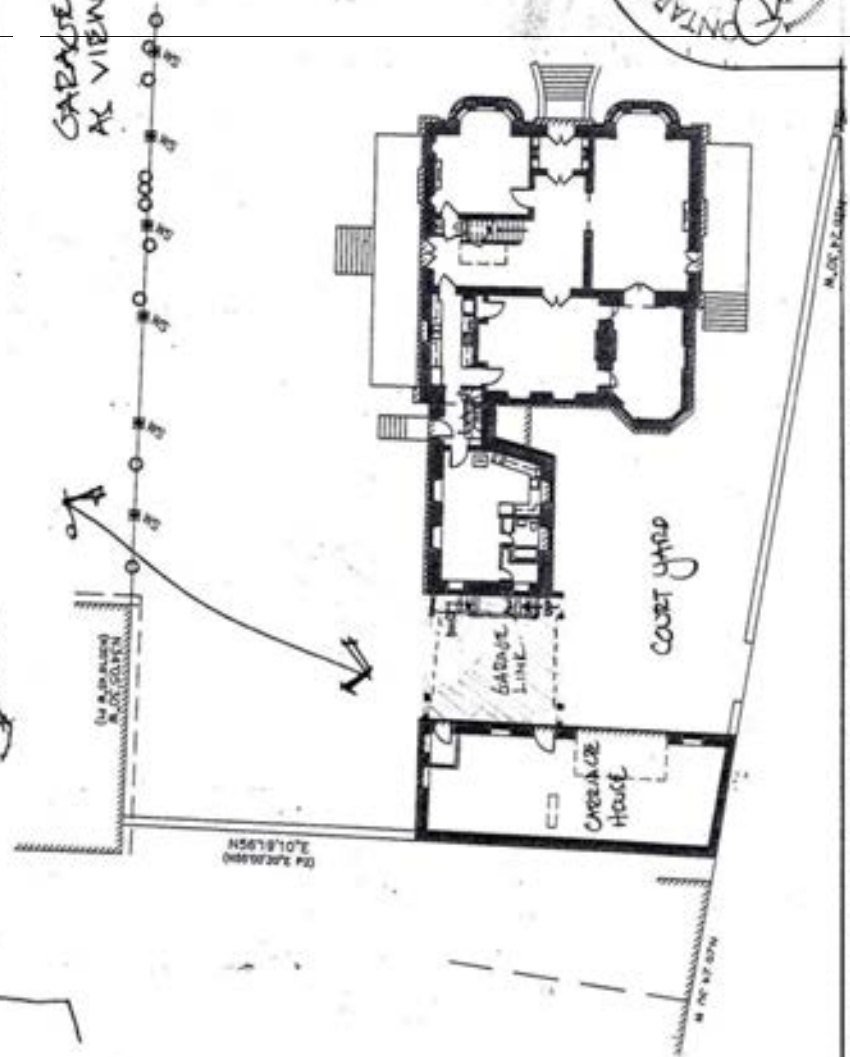
HUGHES DOMINNEY ARCHITECTS
ONTARIO ASSOCIATION OF ARCHITECTS
E. BRUCE DOMINNEY
REGISTERED ARCHITECT
2008

THIS DOCUMENT IS THE PROPERTY OF HUGHES DOMINNEY ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HUGHES DOMINNEY ARCHITECTS.

MR. SORENSEN
1000 SHEPPARD AVENUE EAST
UNIT 101
SCARBOROUGH, ONTARIO M1S 1W7
DATE: 13 JULY 2018
SCALE: 1"=10'
15-16
SP-1

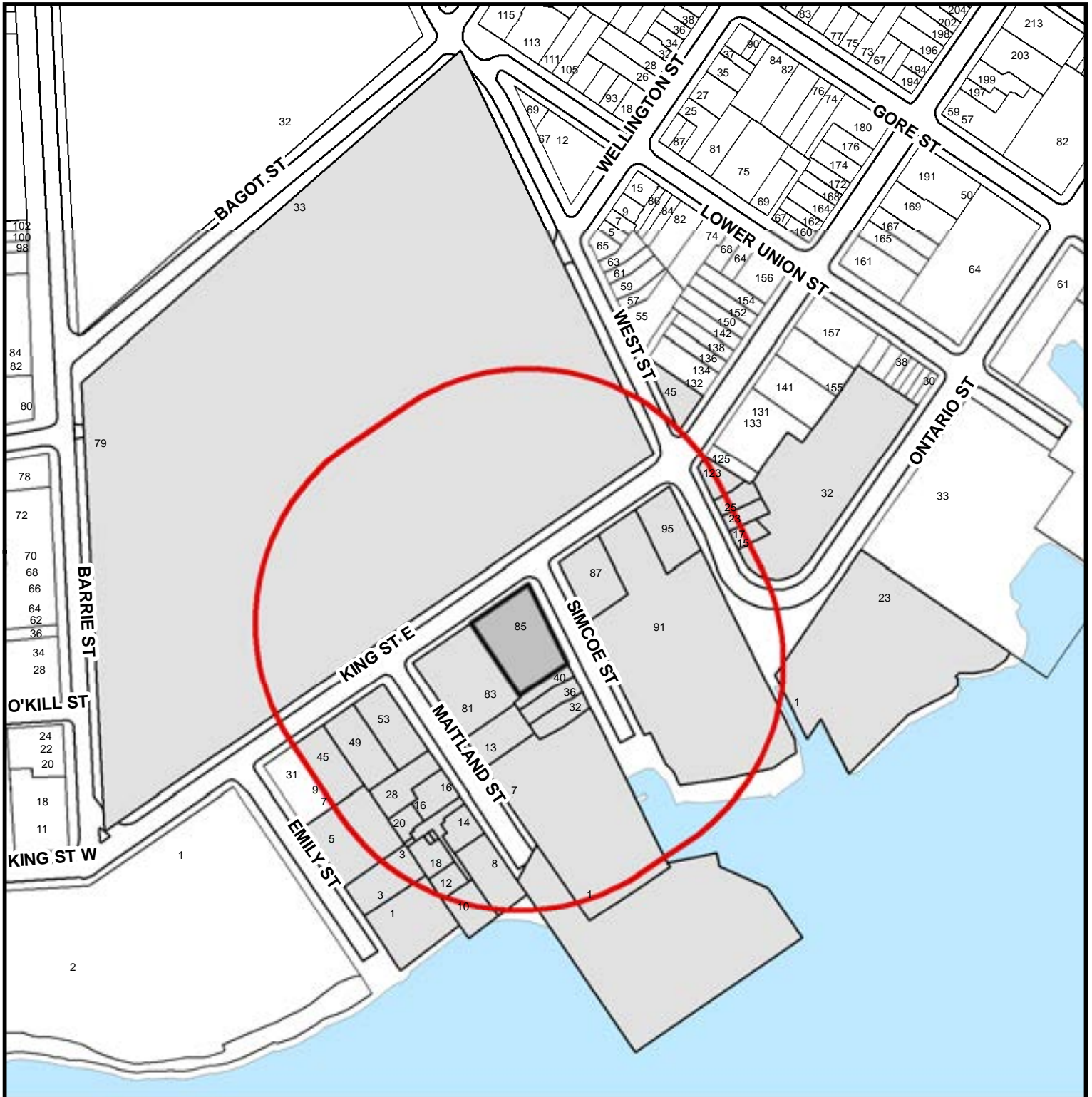


GARAGE LINK
AS VIEWED FROM
COURT YARD.



80 KING ST. WEST - KINGSTON. PROPOSE GARAGE LINK.

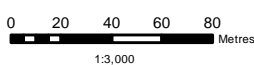
DATE: JUN 22 2015
 BRUCE BROWN ARCHITECTS 250 RIDEAU ST. KINGSTON. 613-544-9183







Planning, Building & Licensing Services
 a department of
 Community Services

PLANNING COMMITTEE
PUBLIC NOTICE NOTIFICATION MAP

Applicant: IBI Group
 Owner: Stephen Sorensen
 File Number: D14-021-2016
 Address: 85 King Street East



LEGEND

-  Subject Property
-  120 metres Public Notice Boundary
-  Property Boundaries
-  34 Properties in Receipt of Notice

