Executive Summary:

The following is a Public Meeting report to the Planning Committee regarding an application for a zoning by-law amendment submitted by Eric Trought on behalf of Bakhash Mirza, with respect to the subject site located at 330 Division Street. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The applicant is proposing to amend Zoning By-Law Number 8499 to convert an existing ground floor commercial retail use in an existing mixed use building to a residential unit resulting in a two-unit residential building. A new second storey addition over an existing one-storey addition is being proposed to accommodate an expansion of the existing residential unit on the second floor. The ground floor unit is proposed to contain five bedrooms and a den which will be considered a sixth bedroom for the purposes of zoning. The second floor unit is proposed to contain six bedrooms; however, there are two living rooms shown on the submitted plans, one of which could at some point be converted to a seventh bedroom for a total of up to thirteen bedrooms in the structure, a net increase of up to 10 bedrooms over the existing 3 bedrooms on the subject property. An amendment is required for the minimum lot area required per unit,
which is proposed to be reduced from the required 740 square metres for two units to 438 square metres for two units. In addition to the lot area for the second residential unit, relief from a number of performance standards for the existing building, the proposed addition and the subject site is being sought to allow the proposed development to proceed, including minimum front yard setback, maximum percentage of lot coverage, maximum building height, maximum building depth, minimum percentage of landscaped open space and maximum area permitted for uncovered parking.
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:

Jim Keech, President & CEO, Utilities Kingston    Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer    Not required
Denis Leger, Commissioner, Corporate & Emergency Services    Not required
Options/Discussion:

Public Meeting Process
Anyone who attends a 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 would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a Public Meeting, or make written submissions to the City of Kingston before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The Planning Committee will consider a comprehensive report and recommendation from the Planning Division, respecting the subject application, at a future meeting. The public is provided an additional opportunity to make oral submissions on the matter at the time the Committee considers the comprehensive report from staff. The Committee will make its recommendation to City Council at this meeting.

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 time 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:

Chris Wicke, Senior Planner
The Corporation of the City of Kingston
Planning, Building & Licensing Services
216 Ontario Street
Kingston, ON K7L 2Z3
613-546-4291 extension 3242
cwicke@cityofkingston.ca

Background and Decision Date
In accordance with By-Law Number 2007-43, this application was subject to a pre-application meeting held on May 29, 2018, with the Planning Division and various other departments and agencies. A formal submission was made by the applicant on September 13, 2018 and on October 16, 2018, 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 March 15, 2019, which is 150 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 Local Planning Appeal Tribunal.
Application Submission
In support of the application, the applicant has submitted the following:

- Conceptual Site Plan, Floor Plans and Elevations, prepared by E.R. Trought Design Inc.
- Heating and HVAC details, prepared by E.R. Trought Design Inc.
- Noise Impact Study, prepared by J.E. Coulter and Associates Limited
- Servicing Brief, prepared by Hambly Group
- Site Survey
- Planning Justification, prepared by Fotenn Consultants Inc.

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.

Existing Site Characteristics
The subject site is currently occupied by a mixed use building with vacant commercial retail space on the ground floor and one residential unit on the second floor. The lot is approximately 438 square metres in area with approximately 12 metres of frontage along Division Street and 30 metres of frontage along York Street. The main section of the building is two storeys in height and there is an existing one-storey addition to the rear.

The site is located at the corner of Division Street and York Street (Exhibit A - Key Map and Exhibit B – Neighbourhood Context (2015)) in the Williamsville neighbourhood (City of Kingston Neighbourhood Profiles 2011). The Williamsville neighbourhood contains a mix of apartment dwelling units (68.9%), single-detached dwellings (20.6%), semi-detached dwellings (5.0%) and row houses (4.2%) and parks (including Pine Street Park, the Kingston Memorial Centre and Tomlinson Water Park). Division Street is an Arterial Road.

Proposed Application
The applicant is proposing to amend Zoning By-Law Number 8499 to convert an existing ground floor commercial retail use in an existing mixed use building to a residential unit resulting in a two-unit residential building. The ground floor unit is proposed to contain five bedrooms and an office which for the purposes of staff review will be considered a bedroom. The second floor is proposed to contain six bedrooms and two living rooms, one of which could be converted to a bedroom at a future date. A total of up to thirteen bedrooms are proposed in the structure. A second storey addition over an existing one-storey addition is being proposed to accommodate an expansion of the existing residential unit. While two units are permitted in this zone, an amendment is required regarding the minimum lot area required per unit. Currently, 370 square metres of lot area per unit are required, for a total of 740 square metres for two units. This is proposed to be reduced from 740 square metres to 438 square metres.

In addition to the second residential unit, relief is being sought from a number of performance standards for the existing building, the proposed addition and the subject site to allow the
The proposed development to proceed. A detailed review of the requirements of the zoning by-law against the proposal can be found in the zoning by-law section later in this report.

The ground floor of the existing building currently has a larger footprint than the second floor, with an existing rooftop patio serving the second floor residential unit. The existing building footprint will be retained. The building height is not proposed to increase above the existing height, as the second storey addition will maintain the height established by the existing two-storey portion of the building. A new exterior deck and stairway are proposed for the rear of the dwelling to provide a secondary access to the second storey unit from the parking area.

The property is currently accessed via a vehicular driveway from York Street. The current proposal maintains the access point, which leads to a large paved parking area in what is technically defined as the side yard. The parking area provides a turn-around area with three parking spaces, including one accessible space.

**Provincial Policy Statement**

The Provincial Policy Statement (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. Zoning by-law amendments granted under the *Planning Act* must demonstrate consistency with the Provincial Policy Statement.

The subject property is within the Urban Boundary of the City of Kingston, where major sewer, water and transportation infrastructure is available or has been planned, and where most growth is intended to occur. Applicable policies in the Provincial Policy Statement (PPS) include, but are not limited to: policies which direct growth to settlement areas (Section 1.1.3.1); policies which encourage development patterns that minimize land consumption and servicing costs and support transit and active transportation (Sections 1.1.1, 1.1.3.2 and 1.6.6.1); and policies which encourage an appropriate range and mix of housing (Sections 1.1.1b) and 1.4).

The residential intensification proposed for the subject property is consistent with policies regarding the accommodation of growth in areas where this can be accommodated, while conserving cultural heritage resources (i.e. archaeological resources) and protecting public health and safety (Sections 1.1.3.3, Section 2 and Section 3).

A future comprehensive report will evaluate the proposal against the policies to ensure the proposed zoning by-law amendment is consistent with the 2014 PPS.

**Official Plan Considerations**

According to Schedule 2 (City Structure) of the Official Plan, the subject property is in a ‘Housing District’ in the ‘Urban Boundary’, where sewer and water infrastructure is available, and where most residential growth is intended to occur.

Housing Districts are generally planned to remain stable, but will continue to mature and adapt as the City evolves. Housing Districts are designated for residential uses of different types, but may also contain neighbourhood or district commercial designations. The proposed zoning by-
law amendment for permission for relief from zoning requirements to permit two dwelling units in the existing building is consistent with the strategic objectives for Housing Districts.

The subject property is designated ‘Residential’ as per Section 3.3 in the Official Plan (Exhibit C – Official Plan, Land Use). Section 3.3 of the Official Plan specifies that the goal of the Residential 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 within the ‘Residential’ designation is residential dwellings, including detached, semi-detached or duplex dwellings, townhouses, and apartments of various types, tenure and density that respond to a wide range of housing needs. In addition to the various forms of housing, community facilities such as schools and places of worship are also permitted. Small-scale, convenience commercial uses which support residential neighbourhoods and are compatible with the residential setting may also be permitted in the designation.

The Official Plan identifies that it is the intent of the City to increase urban residential density within the Urban Boundary and that residential intensification targets are to be achieved through larger scale development; the expansion or conversion of existing buildings; the redevelopment of vacant, underutilized or brownfield sites; and infill developments (Section 2.4.5).

Increases in density, where additional units are proposed per net hectare, are promoted subject to the Land Use Compatibility Principles of Section 2.7 of the Official Plan and the Stable Areas and Areas in Transition policies of Section 2.6 of the Official Plan. The existing single residential unit on the property has an associated density of 23 units per net hectare, which would be considered ‘Low Density’. The proposal, which would result in two residential dwelling units on the property, would have an associated density of 46 dwelling units per net hectare, which would be considered a ‘Medium Density’ development, subject to policy in section 3.3.B of the Official Plan. Section 8 of the Official Plan contains additional relevant policies to be reviewed for the appropriateness of the proposed development.

Staff will provide a comprehensive review of the proposal against the policies of the Official Plan in a future comprehensive report to ensure that the proposal conforms with the City of Kingston Official Plan.

Zoning By-Law Considerations
The property is subject to Zoning By-Law Number 8499 and is in the site-specific One-Family and Two-Family Dwelling Zone “A.173” (Exhibit D – Zoning By-Law Number 8499). Permitted uses in the A zone include one-family dwellings, two-family dwellings, residential conversions, libraries, art galleries and museums, public or private day schools, community halls, churches and church halls, community homes, and institutions or homes operated by the Children’s Aid Society. Permitted uses in the site-specific “A.173” zone include neighbourhood stores provided that these commercial uses do not occupy a total floor area which is greater than the total floor area occupied by commercial uses established on these premises as of the date of passing of this by-law plus an area equal to 10 per cent of the previously described area.
The existing lot does not meet the minimum lot area requirements of the “A.173” Zone to allow for two residential units; therefore, a zoning amendment of the lot area requirement has been submitted. In addition, relief is being sought from a number of performance standards for the existing building, the proposed addition and the subject site to allow the proposed development to proceed. These include the requirements for minimum front yard setback, maximum percentage of lot coverage, maximum building height, maximum building depth, minimum percentage of landscaped open space and maximum area permitted for uncovered parking. The following table provides a comparison of the requirements of the zoning by-law against the standards that are proposed to accommodate the proposed application.

<table>
<thead>
<tr>
<th>Performance Standard</th>
<th>Zoning By-law Requirement</th>
<th>Proposed</th>
<th>Relief Required?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (minimum)</td>
<td>370 square metres per dwelling unit, total of 740 square metres</td>
<td>219 square metres per dwelling unit, total of 438 square metres</td>
<td>Yes</td>
</tr>
</tbody>
</table>
| Front Yard Setback (minimum) | Division Street – 2.2 metres  
York Street – 3.0 metres | Division Street – 00 metres  
York Street – 0 metres | Yes |
| Side Yard Setback (minimum) | 0.6 metres  
South – 1.5 metres  
West – 12.8 metres |  | No |
<p>| Rear Yard Setback (minimum) | Greater of height of rear wall or 25% of the depth of the lot, to a maximum of 7.5 metres | The property does not have a rear yard based on yard definitions in the by-law | No |
| Aggregate Side Yard (minimum) | 3.6 metres | 14.3 metres | No |
| Lot Coverage (maximum)     | 33.33% | 45.7% | Yes |
| Building Height (maximum)  | Flat roof – 7.0 metres | 7.92 metres | Yes |
| Height of Exterior Wall (maximum) | 7.0 metres | 7.92 metres | Yes |</p>
<table>
<thead>
<tr>
<th>Performance Standard</th>
<th>Zoning By-law Requirement</th>
<th>Proposed</th>
<th>Relief Required?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Depth (maximum)</td>
<td>15 metres</td>
<td>21.4 metres</td>
<td>Yes</td>
</tr>
<tr>
<td>Floor Space Index (maximum)</td>
<td>1.0</td>
<td>0.5</td>
<td>No</td>
</tr>
<tr>
<td>Horizontal Dimension of Courts (maximum)</td>
<td>Not less than height of such court</td>
<td>Not applicable</td>
<td>No</td>
</tr>
<tr>
<td>Landscaped Open Space (minimum)</td>
<td>30%</td>
<td>11.5%</td>
<td>Yes</td>
</tr>
<tr>
<td>Parking Spaces (minimum)</td>
<td>1 space per dwelling unit, 2 total required</td>
<td>3 spaces</td>
<td>No</td>
</tr>
<tr>
<td>Uncovered Parking Area (maximum)</td>
<td>40 square metres</td>
<td>172.9 square metres</td>
<td>Yes</td>
</tr>
<tr>
<td>Location of Parking Spaces</td>
<td>Not in any front yard space</td>
<td>Parking located in side yard</td>
<td>No</td>
</tr>
<tr>
<td>Accessible Parking (minimum)</td>
<td>4%, total of 1 space required</td>
<td>1 space</td>
<td>No</td>
</tr>
<tr>
<td>Projection of unenclosed porches, decks, balconies, steps and verandahs</td>
<td>Area = 30 square metres</td>
<td>Area = 10.8 square metres</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Interior Side Setback = 3.6 metres</td>
<td>Interior Side Setback = 10.4 metres</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Front Yard Setback = 3.0 metres</td>
<td>Front Yard Setback = 3.9 metres</td>
<td></td>
</tr>
<tr>
<td>Amenity Area (minimum) – indoor area or room (may include living room, study, recreational room, etc.)</td>
<td>10 square metres per dwelling unit</td>
<td>Complies</td>
<td>No</td>
</tr>
</tbody>
</table>

A detailed assessment of the proposed zoning by-law amendment, including a review of the appropriateness of the proposed relief from the zoning by-law will be completed in a future comprehensive report.
Existing Policy/By-Law:

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

**Provincial**

*Planning Act*

Provincial Policy Statement, 2014

**Municipal**

City of Kingston Official Plan

Zoning By-Law Number 8499

Notice Provisions:

Pursuant to the requirements of the *Planning Act*, a notice of the Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to all 145 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property. A courtesy notice was also placed in The Kingston Whig-Standard on December 11, 2018.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

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

Laura MacCormick, Deputy Director, Planning Division 613-546-4291 extension 3223

Chris Wicke, Senior Planner 613-546-4291 extension 3242

Other City of Kingston Staff Consulted:

Not applicable

Exhibits Attached:

Exhibit A Key Map

Exhibit B Neighbourhood Context (2015)
<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Official Plan, Land Use</td>
</tr>
<tr>
<td>D</td>
<td>Zoning By-Law Number 8499</td>
</tr>
<tr>
<td>E</td>
<td>Public Notice Notification Map</td>
</tr>
<tr>
<td>F</td>
<td>Conceptual Site Plan, Floor Plans and Elevations</td>
</tr>
<tr>
<td>G</td>
<td>Site Survey</td>
</tr>
<tr>
<td>H</td>
<td>Proposed Draft Zoning By-Law</td>
</tr>
</tbody>
</table>
Exhibit A

Planning Committee

Key Map

Applicant: Eric Trought
Owner: Bakhash Mirza
File Number: D14-029-2018
Address: 330 Division Street

Legend

- Subject Property
- Property Boundaries

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Applicant: Eric Trought
Owner: Bakhash Mirza
File Number: D14-029-2018
Address: 330 Division Street

LEGEND

- Subject Property
- Property Boundaries

PLANNING COMMITTEE
NEIGHBOURHOOD CONTEXT (2017)

Corporation of the City of Kingston

PREPARED BY: J. Partridge
DATE: 11/7/2018

Exhibit B
These plans were designed in accordance with the Ontario Building Code. These plans form the basis for permit issuance and any deviations from these plans and details, including the ventilation system, heating system, woodstove, fireplaces, decks, balconies and finished basements, will require a revised drawing and clearance by the Building Department.

Eric Trought, P.Eng.

Proceeding with any work.

This drawing and design are the copyright property of E.R. Trought Design and shall not be copied, reproduced or disclosed to other parties for use without the express written consent of the designer. These plans and details shall not be used for construction unless authorized by the designer. I have reviewed and take responsibility for the design activities which form this declaration and have met the requirements of the O.B.C. as a registered designer. These drawings shall be used for construction unless authorized by the designer. These plans shall not be copied, reproduced or disclosed to other parties for use without the express written consent of the designer.

I have reviewed and take responsibility for the design activities which form this declaration and have met the requirements of the O.B.C. as a registered designer. These drawings shall be used for construction unless authorized by the designer. These plans shall not be copied, reproduced or disclosed to other parties for use without the express written consent of the designer.

These plans were designed in accordance with the Ontario Building Code. These plans form the basis for permit issuance and any deviations from these plans and details, including the ventilation system, heating system, woodstove, fireplaces, decks, balconies and finished basements, will require a revised drawing and clearance by the Building Department.
GENERAL NOTES:
1) BASEMENT SLAB AND ALL FOOTINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR 'A'. GRANULAR 'A' TO BE LAID IN 6" LIFTS AND COMPACTED TO 95% STD. PROCTOR.
2) USE 25 MPa CONCRETE WITH MAXIMUM SLUMP OF 4" AND ENTRAINED AIR OF 5-7% FOR CONCRETE FOOTINGS AND FOUNDATION WALLS.
3) ALL EXTERIOR CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE 32 MPa WITH ENTRAINED AIR OF 5-8%.
4) FOOTINGS MUST BE A MINIMUM OF 4' BELOW GRADE OR DOWN TO BEDROCK. IF FOOTINGS DO NOT EXTEND 4' BELOW GRADE, ENGINEERED DESIGN OF APPROPRIATE FROST PROTECTION IS REQUIRED.
5) ALL FOOTINGS ARE 6" DEEP, UNLESS NOTED OTHERWISE.
6) CONNECT ALL SMOKE AND CARBON MONOXIDE DETECTORS TO ALARM, ANY DETECTION WILL SOUND ALL ALARMS.
7) STAIRS AND HANDRAILS TO CONFORM WITH SECTION 9.6, O.B.C.
8) EAVE PROTECTION TO CONFORM WITH SECTION 9.2G.5.1 O.B.C.
9) ALL LINTELS ARE (2)2X6, UNLESS NOTED OTHERWISE.
10) INSTALL ATTIC VENTILATION TO CONFORM WITH SECTION 9.19.1, O.B.C.
11) ENSURE THAT THERE IS A MINIMUM CLEARANCE OF 17 3/4" TO ANY COMBUSTIBLE MATERIAL AT EITHER SIDE OF THE KITCHEN STOVE RANGE, AS WELL AS 30" CLEAR HEIGHT ABOVE THE RANGE UNLESS OTHERWISE PROTECTED.
12) ALL WOOD USED FOR DECKS, EXTERIOR STAIRS AND EXTERIOR RAILINGS TO BE PRESSURE TREATED.
13) STRUCTURAL CONCERNS THAT A BUILDING OFFICIAL MAY HAVE AND REQUIRE INSPECTION FROM A PROFESSIONAL ENGINEER, MUST REMAIN EXPOSED UNTIL THE PROFESSIONAL ENGINEER HAS MADE THE INSPECTION. THE CONTRACTOR CAN EXPECT TO DEMOLISH ANY MATERIAL THAT PREVENTS A DEEP INSPECTION OF THE STRUCTURAL ELEMENTS.
14) ALL GIRDER TRUSSES TO BE SUPPORTED BY A MINIMUM NUMBER OF STUDS FORMING A COLUMN INSIDE THE STUD WALL AS INDICATED ON TABLE A-35 O.B.C. P267. ALL GIRDER TRUSSES REQUIRE A MINIMUM BEARING LENGTH OF 140mm UNLESS SPECIFIED OTHERWISE BY THE TRUSS MANUFACTURER.
15) IF ANY GIRDER TRUSSES BEAR ON A LINTEL OR TRANSFER THE APPLIED LOAD FROM THE GIRDER TRUSS DOWN TO A LINTEL, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER TO VERIFY LINTEL SIZING.
16) IF TILES ARE TO BE Placed AROUND TUB/SHOWER UNITS, ENSURE MOISTURE RESISTANT BACKING IS PROVIDED AS PER THE REQUIREMENTS OF THE O.B.C.
17) ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIALS.
18) ALL ELECTRICAL TO BE CONFIRMED BY OWNER PRIOR TO ORDERING ELECTRICAL COMPONENTS.
19) BLOCKING SHALL BE PROVIDED IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C.
20) A PREMISE ISOLATION BACK FLOW PREVENTOR IS TO BE INSTALLED.
21) ACCESSIBLE SUITE SHOT-OFFS TO BE PROVIDED AND NEW PLUMBING FIXTURES TO BE LIMITED TO 48".
22) DOOR STOPS ARE REQUIRED ON ALL DOORS.
23) SMOKE ALARMS ARE TO BE CONFORM TO THE REQUIREMENTS 18.5.3. OF NFPA 72 AND 9.10.19.(2) O.B.C.
24) A PREMISE ISOLATION BACK FLOW PREVENTOR IS TO BE INSTALLED.
25) ALL ELECTRICAL TO BE CONFIRMED BY OWNER PRIOR TO ORDERING ELECTRICAL COMPONENTS.
26) DOOR STOPS ARE REQUIRED ON ALL DOORS.
27) SMOKE ALARMS ARE TO BE CONFORM TO THE REQUIREMENTS 18.5.3. OF NFPA 72 AND 9.10.19.(2) O.B.C.

These drawings and designs are the copyright property of E.R. Trought Design and shall not be copied, reproduced or distributed for any purpose without the written consent of the designer. These drawings must not be scaled, reduced or enlarged without the written consent of the designer before proceeding with any work.

I have reviewed and take responsibility for the design activities which relate to this project and have met the requirements of the O.B.C. As a registered designer, these drawings shall be authorized by the designer or a duly authorized representative of the designer for construction unless authorized by the designer or a duly authorized representative for special application.

These plans were designed in accordance with the desired building code. These plans form the basis for permit issuance and any deviations from these plans and details, including the ventilation system, heating system, plumbing system, electrical system, structural design, and any other systems, require a revised drawing and clearance by the building department.
THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

THIS DRAWING AND DESIGN ARE THE COPYRIGHT PROPERTY OF E. R. TROUGHT DESIGN AND SHALL NOT BE COPIED, REPRODUCED OR DISCLOSED TO ANYONE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER. THESE DRAWINGS MUST NOT BE SCALLED FOR CONSTRUCTION AND MUST BE RECEIVED AND APPROVED BY THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.

I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES WHICH CAUSED THIS DECLARATION TO BE MADE AND HAVE MET THE REQUIREMENTS OF THE O.B.C. AS A REGISTERED DESIGNER. THESE DRAWINGS SHALL BE CONSIDERED AS NOT FOR CONSTRUCTION UNLESS AUTHORIZED BY THE DESIGNER'S SIGNATURE FOR PERMIT APPLICATION.

PROPOSED ADDITION TO BUILDING

CLIENT: MURAD BATCHEISH
LOCATION: 330 DIVISION STREET, KINGSTON
EXISTING ELEVATIONS

SCALE: 1/8"=1'-0" JULY 30, 2018 SHEET: 1 OF 17 A1

A1

EXISTING NORTH ELEVATION

EXISTING EAST ELEVATION

EXISTING WEST ELEVATION

EXISTING SOUTH ELEVATION

Scale: 1/8"=1'-0"
EXISTING WALLS TO BE REMOVED

EXISTING WALLS TO REMAIN

WALL LEGEND

EXISTING 34X34" WINDOW

EXISTING 38X20" WINDOW

EXISTING 90X75" WINDOW

EXISTING 72X75" WINDOW

DESCRIPTION

WALL LEGEND

SYMBOL

EXISTING WALLS TO BE REMOVED

EXISTING WALLS TO REMAIN

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES WHICH Resulted THIS DECLARATION AND HAVE MET THE REQUIREMENTS OF THE O.B.C. AS A REGISTERED DESIGNER. THESE DRAWINGS SHALL BE AUTHORIZED BY THE DESIGNER’S SIGNATURE FOR PERMIT APPLICATION.

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

THIS DRAWING AND DESIGN ARE THE COPYRIGHT PROPERTY OF E. R. TROUGHT DESIGN AND SHALL NOT BE COPIED, REPRODUCED OR DISCLOSED BEYOND THE PERIOD ALLOTTED FOR THE PURPOSE OF THIS CONSTRUCTION. DRAWINGS MUST NOT BE SCALDED. I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES WHICH Resulted THIS DECLARATION AND HAVE MET THE REQUIREMENTS OF THE O.B.C. AS A REGISTERED DESIGNER. THESE DRAWINGS SHALL BE AUTHORIZED BY THE DESIGNER’S SIGNATURE FOR PERMIT APPLICATION.

PROPOSED ADDITION TO BUILDING

CLIENT: MURAD BATISHK
LOCATION: 330 DIVISION STREET, KINGSTON

EXISTING MAIN FLOOR PLAN

SCALE: 3/16"=1'-0"
JULY 30, 2018 SHEET: 2 OF 17

ERIC TROUGHT, P.ENG.

SC: 24453, 30033

ERIK TROUGHT, P.ENG.

SC: 24453, 30033

EXISTING 38X20" WINDOW

EXISTING 34X34" WINDOW

EXISTING 34X34" WINDOW

EXISTING 34X34" WINDOW

EXISTING 34X34" WINDOW
EXISTING ROOFTOP PAID

WALL LEGEND

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td></td>
<td>EXISTING WALLS TO BE REMOVED</td>
</tr>
<tr>
<td></td>
<td>EXISTING WALLS TO REMAIN</td>
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</table>

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PROPOSED ADDITION TO BUILDING

CLIENT: MURAD BACHISHI
LOCATION: 330 DIVISION STREET, KINGSTON
EXISTING SECOND FLOOR PLAN

SCAL: 3/16"=1'-0" JULY 30, 2018 SHEET: 3 OF 17

DWG NO. A3

100121360
JULY 30, 2018
THEMIA CORPORATION OF ONTARIO

31 MILLER AVE. KINGSTON, ONTARIO K7M 1J2
TOLL FREE: 877-393-0204
LOCAL: 613-393-0204
FAX: 613-548-0002
CULTURED STONE (TYP) 12'-2 5/8" 7 7/8" 11'-8" 23'-10 5/8" 25'-3"

ROOF SLOPE TO MATCH EXISTING Roof

NOTE: IF DECK IS GREATER THAN 24" TO GRADE, RAILING REQUIRED AS PER O.B.C 9.8.8

SHEET: SCALE: CLIENT: LOCATION: DWG NO. 18004

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ERIC TROUGHT, P.ENG. SIGNATURE

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PROPOSED ELEVATIONS

PROPOSED EAST ELEVATION

PROPOSED WEST ELEVATION

PROPOSED ADDITION TO BUILDING

CLIENT: MURAD BATCHEH
LOCATION: 330 DIVISION STREET, KINGSTON
PROPOSED ELEVATIONS

SCALE: 3/16"=1'-0" JULY 30, 2018 SHEET: 4 OF 17
NEW VINYL SIDING (TYP) +/-2'

EXISTING EXTERIOR CONCRETE FINISH (TYP)

PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED ADDITION TO BUILDING

CLIENT: MURAD BATCHISHI
LOCATION: 330 DIVISION STREET, KINGSTON

PROPOSED ELEVATIONS

SCALE: 1/8"=1'-0"
JULY 30, 2018
SHEET: 5 OF 17

EXHIBIT F

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ERIC TROUGHT, P.ENG.

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NOTE:
1. ALL COLUMNS & ARCHES TO BE IN SIDE FIRE RATED WALLS (O.B.C. SB-3 W6a) OR BE WRAPPED W/ (2) LAYERS OF 5/8" TYPE X GYPSUM BOARD
2. BEAMS TO HAVE CONTINUOUS FRR SAME AS CEILINGS O.B.C. SB-3 F8d

NOTE:
1. ALL COLUMNS & ARCHES TO BE IN SIDE FIRE RATED WALLS (O.B.C. SB-3 W6a) OR BE WRAPPED W/ (2) LAYERS OF 5/8" TYPE X GYPSUM BOARD
2. BEAMS TO HAVE CONTINUOUS FRR SAME AS CEILINGS O.B.C. SB-3 F8d

WALL LEGEND

NEW INTERIOR WALL:
- 1/2" GYPSUM BOARD
- 2X4 STUDS @ 16" O/C
- 1/2" GYPSUM BOARD

EXISTING WALLS TO REMAIN
- NEW INTERIOR WALL:
- 1/2" GYPSUM BOARD
- 2X4 STUDS @ 16" O/C
- 1/2" GYPSUM BOARD

EXISTING WALLS TO REMAIN
- NEW INTERIOR WALL:
- 1/2" GYPSUM BOARD
- 2X4 STUDS @ 16" O/C
- 1/2" GYPSUM BOARD

NEW EXTERIOR WALL:
- VINYL SIDING
- 1" FOAM BOARD
- 1/2" OSB
- 2X6 STUDS @ 16" O/C
- BATT INSULATION
- 6 MIL. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

NEW WALL ULC DESIGN # U301
O.B.C SB-3 W6a (STC 55)
- 5/8" TYPE "X" GYPSUM BOARD
- 5/8" TYPE "X" GYPSUM BOARD
- RESILIENT CHANNEL @ 16" O/C
- 2X4 STUDS @ 16" O/C
- 3 1/2" ABSORPTIVE MATERIAL
- 5/8" TYPE "X" GYPSUM BOARD
- 5/8" TYPE "X" GYPSUM BOARD

FRR OF CEILING
O.B.C SB-3 F8d FRR 30MIN STC 50
- NEW 5/8" T & G PLYWOOD SUBFLOOR
- EXISTING 2X10 JOISTS @ 16" O/C
- ROXUL SAFE & SOUND BATT INSULATION
- RESILENT CHANNEL @ 24" O/C
- 5/8" TYPE-X GYPSUM BOARD

Exhibit F

PROPOSED MAIN FLOOR PLAN

PROPOSED ADDITION TO BUILDING

CLIENT: MURAD BATHUSH

LOCATION: 330 DIVISION STREET, KINGSTON

SCALE: 3/16"=1'-0" JULY 30, 2018 SHEET: 6 OF 17

DRAWN
ERIC TROUGHT, P.Eng.

PROCEEDING WITH ANY WORK.

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ESSEX PROFESSIONAL DESIGNER OF RECORD NO. 358018

This drawing and design are the copyright property of E.R. TROUGHT DESIGN INC. Drawings must not be scaled and drawings must not be scaled to the enquiry before proceeding with any work.

I have reviewed and take responsibility for the design activities which bears this declaration and have met the requirements of the O.B.C. as a registered designer. These drawings shall be considered as not for construction unless authorized by the designer's signature for permit application.

These plans were designed in accordance with the Ontario Building Code. These plans form the basis for permit issuance and any deviations from these plans and details, including the ventilation system, heating system, woodstove, fireplaces, decks, balconies and finished basements, will require a revised drawing and clearance by the building department.

E.R. TROUGHT, P.Eng.

Signature

Proceeding with any work.

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Essex Professional Designer of Record No. 358018

BCIN: 24453, 30033

JULY 30, 2018

Sheet: 6 of 17
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Eric Trought, P.Eng. Signature

Proceeding with any work.

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1. ALL COLUMNS & ARCHES TO BE IN SIDE FIRE RATED WALLS
   (O.B.C. SB-3 W6a) OR BE WRAPPED
   W/ (2) LAYERS OF 5/8" TYPE X
   GYPSUM BOARD
2. BEAMS TO HAVE CONTINUOUS
   FRR SAME AS CEILINGS
   O.B.C. SB-3 F8d

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PROPERTY OF E. R. TROUGHT DESIGN.
DRAWINGS MUST NOT BE SCHEMATIC OR CIRCULATION FAN
SYMBOL DESCRIPTION SYMBOL DESCRIPTION
15. SINGLE POLE Switch
16. 3-WAY Switch
17. LIGHT Fixture
18. EXHAUST FAN
19. RECEPTACLE
20. SMOKE Alarm/Carbon Monoxide Detector
21. GROUND FAULT RECEPTACLE
22. THERMOSTAT/CIRCULATION FAN

PROPOSED ADDITION TO
BUILDING

MAIN FLOOR ELECTRICAL

SCALE: 3/16"=1'-0"
JULY 30, 2018 SHEET: 9 OF 17

E1

BCIN: 24453, 30033

90034

E1
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BUILT-UP COLUMN AS PER DETAIL 6/S6 TO BE TRANSFERRED TO NEW (5) 2X10 BEAM BELOW

NEW LOAD BEARING STUD WALLS

BUILT-UP COLUMN AS PER DETAIL 6/S6 TO BE TRANSFERRED TO EXISTING STEEL BEAM BELOW

Bedroom #6

Bedroom #2

Living Room

Bedroom #3

Bedroom #5

Kitchen

Bedroom #4

NEW 2X10 RAFTERS @ 16" O/C

NEW LOAD BEARING STUD WALLS

BUILT-UP COLUMN AS PER DETAIL 6/S6 TO BE TRANSFERRED TO NEW (5) 2X10 BEAM BELOW

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STEEL PLATE 10X10X3/8"
PLACED TO PROVIDE MAXIMUM SUPPORT ON CORRUGATED STEEL DECKING

3/16" STEEL COLUMN
HSS 3 1/2X3 1/2X1/4"

8X8X1/4" STEEL PLATE
3/16"

(4) TAPCONS

(5) 2X1 0 BUILT-UP BEAM

STEEL PLATE 6X6X1/4"

3'-8"
9 1/4"

(5) 15M BARS EVENLY SPACED IN BOTH DIRECTIONS

2 1/2" MIN.

EXISTING CONCRETE FLOOR

BASEMENT COLUMN TO FOUNDATION DETAIL (TYP)

MAIN FLOOR COLUMN DETAIL

EXISTING STEEL BEAM
2X10 joists @ 16" O/C

Existing 8" concrete wall

9 1/4"

2X8 PT joist @ 16" O/C

2X8 ledger 7 1/4"

2X8 joists to be fastened to ledger board w/ Simpson Strong-Tie face mount hangers, model: LUS28, 10D nails required (typ)

3"

2X10 rim joist

New exterior 2X6 wall

9 1/4"

2X8 plate

2X8 blocking

2X6 decking

2X8 joists

3/8" carriage bolts

NOTE:

1) If difference in elevation between grade and top of deck exceeds 5'-11", the railing must be 3'-6" high

2) Maximum 4X4 newel post spacing is 5'-1"

3) If difference in elevation between grade and top of deck is less than 23 1/2", no railing required

4) Railing height along stairs is 36"

5/16" x 4" lag bolt @ 1/6" O/C

1/2" = 1'0"

Simpson Strong-Tie face mount hangers, model: LUS28, 10D nails required (typ)

3 1/2" galv. nails

Simpson Strong-Tie wedge-all anchor @ 1/6" O/C

2X8 ledger

2X8 joists to be fastened to ledger board w/ Simpson Strong-Tie face mount hangers, model: LUS28, 10D nails required (typ)

2X6 pier connection (typ)

6X6 PT post

Simpson Strong-Tie rebar carport saddle model: RCP55.5HDG, fastened with a 3/8" bolt with nuts and washers, fill all remaining holes w/ 3 1/2" galv. nails

1/2" = 1'0"

2X4 king studs

5/16" x 4" Simpson Strong-Tie wedge-all anchor @ 1/6" O/C

2X6 PT decking

2X8 PT joist @ 1/6" O/C

2X6 ledger

2X8 joists to be fastened to ledger board w/ Simpson Strong-Tie face mount hangers, model: LUS28, 10D nails required (typ)

Existing 8" concrete wall

1/2" = 1'0"

2X10 beam to column connection (typ)

1/2" @ 1/2" O/C

2X8 joists

3/8" carriage bolts

3 1/2" galv. nails

Simpson Strong-Tie wedge-all anchor @ 1/6" O/C

2X8 ledger

2X8 joists to be fastened to ledger board w/ Simpson Strong-Tie face mount hangers, model: LUS28, 10D nails required (typ)

Existing 8" concrete wall

1/2" = 1'0"

2X10 beam to column connection (typ)

1/2" @ 1/2" O/C

2X8 joists

3/8" carriage bolts

3 1/2" galv. nails

Simpson Strong-Tie wedge-all anchor @ 1/6" O/C

2X8 ledger

2X8 joists to be fastened to ledger board w/ Simpson Strong-Tie face mount hangers, model: LUS28, 10D nails required (typ)

Existing 8" concrete wall

1/2" = 1'0"

2X10 beam to column connection (typ)

1/2" @ 1/2" O/C

2X8 joists

3/8" carriage bolts

3 1/2" galv. nails

Simpson Strong-Tie wedge-all anchor @ 1/6" O/C

2X8 ledger

2X8 joists to be fastened to ledger board w/ Simpson Strong-Tie face mount hangers, model: LUS28, 10D nails required (typ)

Existing 8" concrete wall

1/2" = 1'0"
By-Law Number 2019-XX

A By-Law to Amend By-Law Number 8499, “Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston” (Amendment to A.173 Zone, 330 Division 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. By Adding the following to section 173. in Part VIII – Exceptions To Various Zone Classifications as follows:

“Notwithstanding the provisions of Sections 5, 6, and 173 hereof to the contrary, on the approximately 438 square metre parcel of land known as 330 Division Street in the City of Kingston and zoned ‘A.173’ on Schedule A to By-law No. 2018-__, the following provisions shall apply:

(a) Minimum Lot Area: 217 square metres per dwelling unit
(b) Minimum Front Yard Setback: 0 metres from Division Street and 0 metres from York Street
(c) Maximum Percentage of Lot Coverage: 45.7%
(d) Maximum Building Height: The maximum permitted height of any exterior wall exclusive of end gable shall be 7.9m. A flat roof shall be permitted above the 7.9m exterior wall.
(e) Maximum Permitted Residential Building Depth: 21.4 metres
(f) Minimum Percentage of Landscaped Open Space: 11.5%
(g) Parking Design Standards: Up to 173 square metres of the rear or interior side yard may be used as uncovered parking area.

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