City of Kingston
Report to Committee of Adjustment
Report Number COA-19-047

To: Chair and Members of Committee of Adjustment
From: Chris Wicke, Senior Planner
Date of Meeting: August 19, 2019
Application for: Permission
File Number: D13-036-2019
Address: 26 Rideau Street
Owner: Dominique and David Holwitt
Applicant: Dominique Holwitt

Executive Summary:

This is a report to recommend approval to the Committee of Adjustment regarding an application for permission for the property located at 26 Rideau Street. The applicant is proposing to expand the existing residential use to permit a third residential unit on both the first floor and second floor in an existing residential building with legal non-conforming residential use on the first floor. Residential uses are permitted in the Official Plan and in the zoning by-law; however, residential dwellings in this zone are to be located in or above the second storey (exclusive of the basement or cellar) in a mixed use commercial and residential building. While the original two residential units have legal non-conforming status, the third unit in the existing building requires permission to expand the legal non-conforming first floor residential use. The third residential unit is already existing. No additional construction or expansion is proposed.

The requested application for permission under Section 45(2)(a) of the Planning Act is consistent with the general purpose and general intent of both the City of Kingston Official Plan and Zoning By-Law Number 96-259. The residential use is in keeping with the intent of the zoning by-law, represents appropriate and desirable development of the lot, and will legalize an existing residential unit. Therefore, it is recommended that this application for permission under Section 45(2)(a) of the Planning Act be approved as it meets the prescribed tests of the Official Plan.
Recommendation:

It is recommended that the Application for Permission submitted by Dominique Holwitt for the property located at 26 Rideau Street, to permit a third residential unit on both the first floor and second floor, be approved.

Approval of the foregoing permission shall be subject to the following conditions:

1. Limitation

   That the approved permission applies only to the existing building as per the plans 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 Division a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they submit an 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 Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the City of Kingston’s Planning Division (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 Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8404), the Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132), and the City of Kingston’s Planning Division (613-546-4291, extension 3180) must be immediately contacted.
Authorizing Signatures:

Chris Wicke, Senior Planner

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

Paige Agnew, Director, Planning, Building & Licensing Services
Lanie Hurdle, Interim Chief Administrative Officer
Options/Discussion:

On June 25, 2019, an application for Permission was submitted by Dominique Holwitt on behalf of the owners, Dominique and David Holwitt, with respect to the property located at 26 Rideau Street. The application for Permission is requested to expand the existing residential use to permit a third residential unit on both the first floor and second floor in an existing residential building with legal non-conforming residential use on the first floor. Residential uses are permitted in the Official Plan and in the zoning by-law; however, residential dwellings in this zone are to be located in or above the second storey (exclusive of the basement or cellar) in a mixed use commercial and residential building. While the original two residential units have legal non-conforming status, the third unit in the existing building requires permission to expand the legal non-conforming first floor residential use. The third residential unit is already existing. No additional construction or expansion is proposed.

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

- Site Plan; and
- Floor Plans.

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 site is located on the west side of Rideau Street, south of Ordnance Street and north of Barrack Street (Exhibit A). The property has an area of approximately 502 square metres and is developed with a detached residential dwelling that is occupied by three residential units. The property is currently designated ‘Central Business District’ in the City of Kingston Official Plan and zoned Neighbourhood Fringe Commercial ‘C1-2’ in Zoning By-Law Number 96-259. The site is adjacent to single-detached, semi-detached and multi-unit residential dwellings to the south and east. It is adjacent to an apartment building and its adjacent parking area to the west and north of the site (Exhibit H – Site Photographs).

Application

Legal Non-conforming

Subsection 45(2)(a)(ii) of the Planning Act authorizes the Committee of Adjustment to permit the use of such land, building or structure for a purpose that, in the opinion of the Committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed, if the use for a purpose prohibited by the by-law or another use for a purpose previously permitted by the Committee continued until the date of the application to the Committee. In determining whether to permit a use under Section 45(2)(a)(ii), the test is not one of reasonableness; rather, the test is established by the statutory criteria of:

1) A similarity between the uses; and
2) Whether the proposed expansion is desirable for the appropriate development or use of the land.

The former City of Kingston Zoning By-Law Number 96-259 was passed by Council in 1996 and was approved by the Ontario Municipal Board in 1997 and predates the City of Kingston Official Plan which came into effect in 2010. As a general rule, any structure legally existing at the date of approval of the implementing zoning by-law that does not comply with the policies, provisions or schedules of the Official Plan or the zoning by-law is deemed a non-conforming use and should cease to exist in the long run.

Provincial Policy Statement
The Provincial Policy Statement 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.

Official Plan
The subject property is designated ‘Central Business District’ in the City of Kingston Official Plan. Section 3.4.A of the Official Plan specifies that the goal of the Central Business District designation is to provide for the broadest range of commercial activity that is suitable to the Central Business District setting, in order to support the traditionally diverse role and pedestrian oriented activity focus of the City’s architecturally valuable downtown core. A broad range of commercial uses is permitted and encouraged in the Central Business District, provided that the built form is sensitive to the historic building fabric, scale, pedestrian amenity linkages with the lake, and the protected view corridors. New medium and high density residential uses in the Central Business District are subject to the specific policies of Section 10A and the compatibility policies of Section 2.7 of this Plan, and must address the locational criteria of Sections 3.3.B.4 and 3.3.C.3, respectively. As per Section 10A.2.15 of the Official Plan, residential development of upper storey commercial space or older one and two unit dwellings into multi-residential buildings in the Central Business District is permitted providing that matters of adequate light, separate access, sufficient floor space, amenity area and appropriate parking can be satisfied.

The overall goal of the Official Plan is to manage future growth within the urban boundary and in rural areas in a strategic and efficient manner that optimizes infrastructure and public investment, promotes diverse economic activity and prosperity, supports an attractive, accessible, safe and sustainable city, protects Kingston’s cultural and natural resources, provides a variety of housing options for all residents, and helps achieve Council’s strategic priority for ‘smart’ growth. One of the supporting policies of the Official Plan is to focus the City’s growth within the urban boundary where adequate urban services exist (Section 2.3.1). The City also intends to increase the overall net residential and non-residential density within the urban boundary through compatible and complementary intensification (Section 2.3.2). The vision for the phasing of growth is that the City will support sustainable development of a compact, efficient, urban area with a mix of land uses and residential unit densities that optimize the efficient use of land in order to: a. reduce infrastructure and public facility costs; b. reduce energy consumption and greenhouse gas emissions; c. support active transportation and viable
In certain circumstances, it may be desirable to permit the expansion of a non-conforming use as provided by the Planning Act. When reviewing an application for such extension, enlargement or relocation, the Committee of Adjustment must be satisfied that the legal non-conforming structure existed in continuous use up to the date of the application. They must also be satisfied that the application complies with the eight criteria as per Section 9.5.13 of the Official Plan regarding the extension or expansion of a non-conforming use. The subject application, requesting permission to expand an existing legal non-conforming residential use to occupy the first floor of the structure, has been reviewed against these policies, provided below.

- Consistency with provincial policy in effect at the time of the decision, and general conformity of the proposal with the intent of the policies and schedules of this Plan;

  The proposal is consistent with the policies of the Provincial Policy Statement and will not hinder future development intended for the Central Business District designation in the Official Plan. The proposed area for expansion of the legal non-conforming use is at the rear of the building, and would not likely be feasible as a commercial space in isolation. The Official Plan does not require mandatory commercial frontage in this location. Residential uses are permitted by the Official Plan as independent buildings on streets where ground floor commercial is not mandatory. The density of the building with three residential units would be 60 units per hectare, which is within the range for medium density residential land uses. Generally, medium density residential land uses are to be located on a site that is appropriate given the context of the surrounding land uses, adjacent to or within walking distance of commercial areas, in an area that has access to public transit, and within walking distance of parkland, open space, or community facilities (Section 3.3.B.4). The subject property meets these requirements. Section 2.7 of the Official Plan establishes land use compatibility principles to ensure that land uses avoid having an adverse impact on their neighbours. In this instance, the form, function and use of the subject property is compatible with the surrounding uses, which are also residential in character. Land use compatibility matters including but not limited to shadowing, loss of privacy, increased levels of noise, light pollution, traffic, potential for environmental damage, diminished service levels, reduction in the ability to enjoy a property, visual intrusion, architectural incompatibility, and the loss of significant views have all been considered. Given that there are no exterior changes being proposed and that an existing use is intended to continue, the proposal is deemed to be compatible with the neighbourhood context.

- Compatibility of the proposal with existing uses and zones, the natural heritage system, cultural heritage resources, and with future planned uses in accordance with this Plan;

  The proposed third residential unit is compatible with existing uses in this house, the adjacent houses and uses in close proximity. The proposed expansion of the residential use will result in no exterior changes to the structure. The surrounding uses on the block
are almost all residential in character, and the proposed expansion of the residential use is not anticipated to cause any impacts on surrounding properties.

The building is not a heritage designated structure under the *Ontario Heritage Act*. A Heritage Impact Statement is not required for this application. Based on the City of Kingston archaeological potential mapping the property is in an area of “further study required”. However, no exterior changes and thus no disturbance is associated with the proposal; therefore, an Archaeological Assessment is not required.

- Compatibility of proposed buildings or structures with existing buildings and structures, with zoning standards of adjacent sites, with any future planned standards as provided in this Plan, and with any urban design guidelines adopted by the City for the area or for the type of development;

The proposed expansion of the residential use to the first floor for the third unit does not change the existing overall residential use on the subject property, and the continued residential use is compatible with the adjacent residential properties. The expansion does not propose any exterior changes, and the structure does not detract from the existing residential development in the neighbourhood. As it would retain the residential character of the area, no negative impacts are anticipated on the adjacent uses.

- 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 expansion of the residential use in its existing location in the rear of the building will not result in any increased impacts to the public realm or to adjacent properties, all of which are residential uses. It will also result in the retention of a residential unit at a time when vacancy rates are low and housing is in demand. Residential uses in commercial and residential mixed use buildings are permitted in this zone. The subject property would retain as-of-right permissions for a commercial use should this become viable at some point in the future. The Official Plan does not require mandatory commercial frontage in this location (Schedule DH-3).

- The suitability of the site for the proposal, including its ability to meet all usual standards of parking for vehicles and bicycles, open space or amenity areas as well as the lack of any potential for noise, odour, traffic conflict or other nuisance from the proposal;

The subject property is located in the ‘Central Business District’ designated area as per the Official Plan and will remain within the Neighbourhood Fringe Commercial Zone 'C1-2' in Zoning By-Law Number 96-259, as amended. The proposed expansion of the residential use for the third residential unit is not anticipated to have any adverse impacts on the future development/redevelopment of the property or the surrounding neighbourhood. The proposed permission will not detract from the existing structure, and no exterior changes are proposed to the building, the parking access and spaces, or the amenity area. The continued residential use on the subject property will not create any new noise, odour, traffic conflict or other nuisance. The potential for nuisance to adjacent

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properties through loss of privacy from this proposal is minimal given the current existence of the unit.

- The impact on municipal infrastructure, services and traffic;

  The existing residential use will maintain existing municipal services and will not require the extension of existing services.

- Comments and submissions by staff, agencies and the public;

  All comments and submissions by staff, agencies and the public have been addressed.

- The degree to which the proposal may inhibit conforming uses or creates a precedent;

  The proposal will not negatively impact the surrounding lands or buildings or inhibit them from developing for their intended uses. The building is currently a residential use, and this use predates the zoning by-law. The zoning by-law permits mixed use commercial and residential buildings at this location. This proposal does not create a precedent as the residential use is existing and compatible with the surrounding properties, all of which are also residential in use. There have been no recent changes to the building and no changes to the exterior of the structure are proposed as a result of this application. The use the rear of the structure for a residential use does not inhibit the potential viability of other permitted uses. Further, the expansion of the use being proposed is from an existing area of residential use at the front of the structure that already occupies the remainder of the first floor of the building.

Section 9.5.14 of the Official Plan states that no extension or enlargement of a non-conforming use will be granted by the Committee of Adjustment if traffic, noise or operating characteristics create or will increase adverse effects or nuisance factors which cannot be suitably mitigated, or if the proposal is within a land use designation that expressly prohibits such use. The application complies with this section because it is an expansion of a permitted use within an existing structure and it does not introduce nuisance factors such as new noise, odour, or traffic.

The requested permission to permit the expansion of the residential use meets the general intent and purpose of the City of Kingston Official Plan.

Zoning By-Law

The subject property is zoned Neighbourhood Fringe Commercial 'C1-2' in Zoning By-Law Number 96-259, as amended. The ‘C1-2’ Zone permits a broad range of commercial uses and limited residential uses including Community Home, Community Support House, Crisis Care Shelter, Home Occupation, Recovery Home, and Residential Care Facility. Mixed Commercial/Residential Development is a permitted use in this zone in a building or structure which is used for a mixture of commercial and residential uses, where the entire first floor of such building or structure shall be used for commercial purposes. Section 7.2.4 also allows for conversion of commercial buildings for residential use. It states that any building erected on or before the date of approval of this by-law and located in the C1 Zone may be converted in such
a manner as to contain one or more dwellings subject to the regulations contained in Section 7.2
and in accordance with the following: (a) all such dwellings are located in or above the second
storey (exclusive of the basement or cellar); (b) there is no expansion or enlargement of
the external walls or roof of the existing building; and (c) there shall be no regulations regarding
Minimum Front Yards, Side Yards, Rear Yards, Maximum Percentage of Lot Coverage, and
Amenity Area. The subject property is currently developed with a residential building. The
residential use of the entirety of the building was established prior to 1996 with two residential
units determined to be present at that time. As a multi-unit residential use is not permitted on the
first floor and in the absence of a commercial use, the continued use of the structure solely for
residential, and specifically on the first floor, is considered legal non-conforming.

The applicant is proposing to permit a third residential unit on both the first and second floors in
the rear of the structure. The proposal for expansion of the residential unit constitutes an
enlargement of a legal non-conforming use as it pertains to a third residential unit with floor area
on the first floor. No other performance standards of the zoning by-law, including minimum front
yards, side yards, rear yards, maximum percentage of lot coverage and amenity area, require
relief for the proposed expansion to allow for the third residential unit with floor area on the first
floor.

An expansion of a legal non-conforming use shall have regard to the zoning by-law
requirements and is required to comply with Section 9.5.13 of the Official Plan. As outlined in
the Official Plan requirements above, no change is proposed for the exterior of the structure.
The proposal is in keeping with the built form and character of the neighbourhood and will be
visibly compatible with the surrounding built form. The proposal will not result in any negative
impacts on the abutting lands or their continued use or development.

Technical Review: Circulated Departments and Agencies

☒ Building Division  ☒ Engineering Department  ☒ Heritage (Planning Division)
☒ Finance  ☒ Utilities Kingston  ☒ Real Estate & Environmental Initiatives
☒ 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
The comments raised by the technical agencies, including the garage encroachment on the
adjacent land, have been addressed by the applicant as part of the submission. There are no
outstanding issues or concerns with the application.
Public Comments
At the time this report was finalized, no written comments or objections were received.

Previous or Concurrent Applications
There are no concurrent or relevant historic planning applications on the subject property.

Conclusion
The requested application for permission is consistent with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 96-259, as amended, and will be in keeping with the residential neighbourhood and abutting residential uses.

Approval of this application will permit the reconstruction and enlargement of an existing garage that is accessory to an existing single-detached dwelling in order to add greater height and depth to accommodate an accessible vehicle.

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, 2014

Municipal
City of Kingston Official Plan
Zoning By-Law Number 96-259

Notice Provisions:

A Committee of Adjustment meeting is going to be held respecting this application on August 19, 2019. 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 10 days in advance of the meeting. In addition, notices were sent by mail to a total of 41 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. If the application is approved, a Notice of Decision will be circulated in accordance with the provisions of the Planning Act.

Accessibility Considerations:
Not applicable

Financial Considerations:
Not applicable
Contacts:

Tim Park, Manager, Development Approvals, Planning Division 613-546-4291 extension 3223

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

Other City of Kingston Staff Consulted:

The application was circulated to the relevant internal departments and external agencies for review and comment. The responses to the technical circulation have been addressed in the technical review and included within this report.

Exhibits Attached:

Exhibit A  Key Map
Exhibit B  Neighbourhood Context
Exhibit C  Public Notice Notification Map
Exhibit D  Official Plan Designation
Exhibit E  Zoning By-Law Number 96-259, Map 1
Exhibit F  Site Plan
Exhibit G  Floor Plans
Exhibit H  Site Photographs
COMMITTEE OF ADJUSTMENT

Zoning By-Law 96-259, Map 1

File Numbers: D13-036-2019
Address: 26 Rideau St

Legend
- **Subject Lands**
- **Consolidated Zoning**
- **Property Boundaries**
26 Rideau St, Kingston, ON

Main Building: Total Exterior Area Above Grade 2633 sq ft

Unit 3 Lower Level
Exterior Area 291 sq ft

Unit 3 Upper Level
Exterior Area 324 sq ft

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and subject to independent verification. For method of measurement please see https://youriguide.com/measure/.

PREPARED: Mar, 2019
26 Rideau St, Kingston, ON

Unit 1
Total Exterior Area 1125 sq ft
Total Interior Area 988 sq ft

- **BEDROOM**: 9'4" x 14'
- **KITCHEN**: 14'7" x 11'5"
- **DINING**: 13'6" x 13'6"
- **LIVING**: 17'10" x 13'5"
- **FOYER**: 16' x 16'
- **BATH**: 6' x 6'

PREPARED: Mar, 2019

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see https://youriguide.com/measure/.

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26 Rideau St, Kingston, ON

Unit 2  Total Exterior Area 892 sq ft
Total Interior Area 762 sq ft

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see https://youriguide.com/measure/.

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Unit 3 Lower Level  Total Exterior Area 291 sq ft
Total Interior Area 226 sq ft

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HALL

KITCHEN 8'7" x 10'8"

FAMILY 10'2" x 10'8"

UP

FOYER

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PREPARED: Mar, 2019

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see https://yourguide.com/measure/.

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Unit 3 Upper Level
Total Exterior Area 324 sq ft
Total Interior Area 257 sq ft

BEDROOM 17'10" x 10'10"

CLOSET

PREPARED: Mar, 2019

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see https://youriguide.com/measure/.

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26 Rideau St, Kingston, ON

Property Details

Room Measurements
Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

UNIT 1
- 4pc Bath: 10'9" x 5'1"
- Bedroom: 14' x 9'4"
- Dining: 13'6" x 13'6"
- Kitchen: 11'5" x 14'7"
- Living: 13'5" x 17'10"

UNIT 2
- 4pc: 6'5" x 5'8"
- Bedroom: 8'1" x 9'11"
- Breakfast: 6'5" x 8'8"
- Dining: 13'3" x 11'4"
- Master: 11'3" x 16'11"

UNIT 1 BASEMENT
- 4pc Bath: 5'7" x 9'5"
- Laundry: 3'4" x 12'5"
- Storage: 9'3" x 7'9"
- Utility: 9'5" x 20'10"

UNIT 3 LOWER LEVEL
- Family: 10'8" x 10'2"
- Kitchen: 10'8" x 8'7"

Floor Area Information
For explanation of floor area calculations and method of measurement please see https://youriguide.com/measure/.

Main Building

UNIT 1
- Interior Area: 988 sq ft
- Perimeter Wall Length: 149 ft
- Perimeter Wall Thickness: 11.0 in
- Exterior Area: 1125 sq ft

UNIT 2
- Interior Area: 762 sq ft
- Perimeter Wall Length: 141 ft
- Perimeter Wall Thickness: 11.0 in
- Exterior Area: 892 sq ft

UNIT 1 BASEMENT (Below Grade)
- Interior Area: 502 sq ft
- Perimeter Wall Length: 111 ft
- Perimeter Wall Thickness: 11.0 in
- Exterior Area: 604 sq ft

UNIT 3 LOWER LEVEL
- Interior Area: 226 sq ft
- Perimeter Wall Length: 71 ft
- Perimeter Wall Thickness: 11.0 in
- Exterior Area: 291 sq ft

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see https://youriguide.com/measure/.

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## Property Details

### Room Measurements

<table>
<thead>
<tr>
<th>UNIT 3 UPPER LEVEL</th>
<th>4pc En: 5'11&quot; x 5'11&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedroom: 10'10&quot; x 17'10&quot;</td>
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### Floor Area Information

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<thead>
<tr>
<th>UNIT 3 UPPER LEVEL</th>
<th>Interior Area: 257 sq ft</th>
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<tr>
<td>Perimeter Wall Length: 73 ft</td>
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<tr>
<td>Perimeter Wall Thickness: 11.0 in</td>
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<tr>
<td>Exterior Area: 324 sq ft</td>
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</tbody>
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### Total Above Grade Floor Area

| Main Building Interior: 2234 sq ft |
| Main Building Exterior: 2633 sq ft |

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement, please see https://youriguide.com/measure/.
Exhibit H

Subject property at 26 Rideau Street

West side of Rideau Street looking south past subject property

West side of Rideau Street looking north of the subject property

West side of Rideau Street looking north towards subject property

East side of Rideau Street looking south from Ordnance Street

East side of Rideau Street looking north from Ordnance Street