



**City of Kingston
Report to Committee of Adjustment
Report Number COA-24-085**

To: Chair and Members of the Committee of Adjustment
From: Jacob Slevin, Planner
Date of Meeting: November 18, 2024
Application for: Minor Variance and Consent
File Numbers: D10-032-2024 and D13-068-2024
Address: 264-266 Weller Avenue
District: District 7 – Kingscourt-Rideau
Owner: CDN Homes Kingston Inc.
Applicant: Soloway Wright LLP

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding applications for minor variance and consent submitted by Soloway Wright LLP on behalf of the owner, CDN Homes Kingston for the property located at 264-266 Weller Avenue. The applicant is proposing to redevelop this vacant property with two semi-detached homes and to sever these homes along the common party wall, creating two separate residential lots.

The purpose of the consent application (File Number (D10-032-2024)) is to permit a severance along the centreline of the existing lot at 264-266 Weller Avenue, creating new lots with areas of approximately 372 square metres and frontages of approximately 8 metres. Each new lot is intended to be developed with a three-storey semi-detached home, with a common party wall established along the newly created lot line. Each semi-detached home would contain one

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residential unit per storey with an overall aggregate total of eight bedrooms per semi-detached home.

The minor variance (File Number D13-068-2024) is requested to permit certain zoning deficiencies which will be created as a result of the proposed severance and the construction of the proposed semi-detached homes. Specifically, variances are being requested to permit reduced minimum lot frontages, increased maximum driveway widths, and increased maximum building depths for the proposed semi-detached homes.

The requested minor variance and consent applications are consistent with the Provincial Planning Statement and conform with the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The requested minor variances are desirable for the appropriate development or use of the land, building or structure and are minor in nature. The proposed minor variance application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval. The requested consent application has regard to the matters set out in subsection 51(24) of the *Planning Act* and a plan of subdivision is not necessary for the proper and orderly development of the property, as such, is recommended for provisional approval.

Recommendation:

That minor variance application, File Number D13-068-2024 for the property located at 264-266 Weller Avenue to permit reduced minimum lot frontages, increased maximum driveway widths, and increased maximum building depths for the proposed semi-detached homes, be approved, as described below:

Retained Lot (264 Weller Avenue):

Variance Number 1: Minimum Lot Frontage

By-Law Number 2022-62: Table 11.7.1.2(b)
Requirement: 9 metres for a semi-detached house
Proposed: 8 metres
Variance Requested: 1 metre

Variance Number 2: Maximum Building Depth

By-Law Number 2022-62: Table 11.7.1.12(a)
Requirement: 18 metres
Proposed: 22.5 metres
Variance Requested: 4.5 metres

Variance Number 3: Maximum Width of a Driveway

By-Law Number 2022-62: Section 7.4.8.5
Requirement: Maximum 40% of the length of the street line
Proposed: 65% of the length of the street line
Variance Requested: 25%

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Severed Lot (266 Weller Avenue):

Variance Number 4: Minimum Lot Frontage

By-Law Number 2022-62: Table 11.7.1.2(b)
Requirement: 9 metres for a semi-detached house
Proposed: 8 metres
Variance Requested: 1 metre

Variance Number 5: Maximum Building Depth

By-Law Number 2022-62: Table 11.7.1.12(a)
Requirement: 18 metres
Proposed: 22.5 metres
Variance Requested: 4.5 metres

Variance Number 6: Maximum Width of a Driveway

By-Law Number 2022-62: Section 7.4.8.5
Requirement: Maximum 40% of the length of the street line
Proposed: 65% of the length of the street line
Variance Requested: 25%; and,

That approval of the minor variance application be subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-24-085; and,

That consent application, File Number D10-032-2024, to sever an approximately 372 square metre parcel and retain an approximately 372 square metre parcel on the property at 264-266 Weller Avenue, be **provisionally approved** subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-24-085.

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Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Jacob Slevin, Planner

Consultation with the following Management of the Growth and Development Services Group:

Tim Park, Director, Planning Services

James Bar, Manager, Development Approvals

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Options/Discussion:

On September 1, 2024, applications for minor variance and consent were submitted by Soloway Wright LLP on behalf of the owner, CDN Homes Kingston for the subject property located at 264-266 Weller Avenue.

The subject property is currently a vacant lot. The property was previously developed with a two-storey semi-detached dwelling which was demolished in 2020 after sustaining severe fire damage that rendered the building uninhabitable. The current property owner intends to redevelop the vacant site with new three-storey semi-detached houses. The applicant is proposing to divide the existing lands into two separate properties, each developed with a semi-detached home separated by a common party wall established on the new property line. Each semi-detached home is proposed to contain three residential units, with one residential unit being provided on each storey with an overall aggregate total of 8 bedrooms per semi-detached home. The development will include a front porch, rear decks accessible from the main floor units, and rear balconies accessible from the upper floor units. The existing driveway in the front yard will provide two parking spaces for each semi-detached home.

The purpose of the consent application (File Number (D10-032-2024)) is to permit a severance along the centreline of the existing lot at 264-266 Weller Avenue. Each new lot would have an area of approximately 372 square metres of area and a frontage of approximately 8 metres onto Weller Avenue.

The minor variance (File Number D13-068-2024) is requested to permit reduced minimum lot frontages, increased maximum driveway widths, and increased maximum building depths for the proposed semi-detached homes.

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

- Owner Authorization
- Cover Letter
- Site Plan (Exhibit G)
- Floor Plans (Exhibit H)
- Elevations (Exhibit I)

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using "Look-up a Specific Address". If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Site Characteristics

The subject property is located at 264-266 Weller Avenue, within the Rideau Heights neighbourhood of the City of Kingston (Exhibit C – Key Map). The property abuts residential uses to the east, west, and south. These residential uses are provided as a mix of houses and

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semi-detached houses, primarily consisting of two-storey developments (Exhibit D – Neighbourhood Context Map).

A commercial plaza is developed to the north of the subject property on the opposite side of Weller Avenue. This commercial plaza contains a number of uses, including a variety store, a pharmacy, a restaurant, and a community health centre. Additionally, the subject property is within walking distance of the two park spaces (the KCHC Parkette and Headway Park), a place of worship, and two elementary schools. Additionally, the property is under 100 metres away from two bus stops which are serviced by multiple Kingston Transit Routes.

The subject property is designated Residential in the Official Plan (Exhibit E – Official Plan Map) and zoned UR6 in Kingston Zoning By-Law Number 2022-62 (Exhibit F – Zoning By-Law Map).

Provincial Planning Statement

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests. The application being considered is site specific to accommodate a specific proposal and does not involve any major policy considerations and as much, the proposal conforms to and is consistent with the PPS.

Consent Application

The review of an application for a consent is subject to Section 53 of the *Planning Act* which requires the approval authority be satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality having regard to the matters addressed in subsection 51(24).

The proposal will result in the creation of two lots: a retained lot on the eastern half of the existing property which will retain the address of 264 Weller Avenue, and a severed lot on the western half of the existing property which will be addressed as 266 Weller Avenue. The proposed consent meets the tests set out in the *Planning Act* and plan of subdivision is not required for the proper and orderly development of the property.

Official Plan

The subject property is designated Residential in the City of Kingston Official Plan. The Residential land use designation denotes urban residential land uses that are intended to be on full municipal services. The goal of the Residential designation to respond to the City's housing needs by retaining and augmenting a broad range of housing at all levels of affordability within a safe, convenient and stable setting, organized primarily into neighbourhoods.

The creation of individual parcels of land by way of consent is subject to the consent policies of the Official Plan. In considering whether the proposal is appropriate, the Committee of Adjustment will have regard for the requirements included within the Official Plan, specifically Section 9.6.13 titled: "Criteria for Consent Approval".

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The proposed severance would create two new lots, each with approximately 372 square metres of area and 8 metres of frontage onto Weller Avenue. The proposed lot areas greatly exceed the minimum requirements of the UR6 Zone, which establishes a minimum lot area of 280 square metres for a lot developed with a semi-detached house. The proposed frontages of 8 metres are less than the 9 metres of frontage required by the UR6 Zone for a lot developed with a semi-detached house, and as such a minor variance is requested to permit this reduction.

Despite not meeting the full 9 metre frontage requirement, the proposed frontages for the new lots will be sufficient for providing vehicle, cyclist, and pedestrian access to the new semi-detached homes. Furthermore, these proposed frontages are comparable to other nearby lots containing semi-detached homes on Weller Avenue. For example, the semi-detached homes at 232 and 234 Weller Avenue have frontages of 7.85 metres and 8.46 metres respectively; while the semi-detached homes at 236 and 238 Weller Avenue each have frontages of 8.15 metres. Given that the proposed frontages for the subject property are sufficient to be functional and are consistent with nearby lots, the proposed frontages are considered appropriate.

Both new lots are to be rectangular in shape, with access provided from Weller Avenue similar to the previous semi-detached house developed on this property. No new driveways or access points are proposed. The existing driveway will be maintained in its current location, except for minor adjustments to ensure that both new lots will share an equal portion of the driveway.

As there are no natural heritage features, natural hazards, or built cultural heritage resources on or adjacent to the subject property, no adverse impacts to any such features will result from this proposal. Heritage Planning staff have confirmed that no impacts to archeological resources will result from this proposal given that the new building will occupy approximately the same footprint as the previous building, and as such there will be no ground disturbance of previously undisturbed areas.

The proposal meets the intent of the Official Plan, as the proposed severance is consistent with all applicable Official Plan policies and will not result in any negative impacts to adjacent properties or to the neighbourhood.

Zoning By-Law

The subject property is zoned UR6 in Kingston Zoning By-Law Number 2022-62 (Exhibit F – Zoning By-Law Map). The UR6 Zone permits a variety of residential uses, including semi-detached houses. As such, the proposal for two new semi-detached houses is consistent with the permitted uses of the UR6 Zone.

A minor variance is requested to permit reduced minimum lot frontages, increased maximum driveway widths, and increased maximum building depths.

Minor Variance Application

The review of an application for minor variance(s) is not a simple mathematical calculation, but rather a detailed assessment of whether the variance(s) requested, both separately and

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together, meet the four tests of a minor variance outlined in Subsection 45(1) of the *Planning Act*. The following provides this review:

1) The general intent and purpose of the Official Plan are maintained

The subject property is designated Residential in the City of Kingston Official Plan (Exhibit E – Official Plan Map).

In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan.

The subject property is located within a Housing District as defined by Section 2.2.5 of the Official Plan. Housing Districts are planned to ensure land use compatibility is maintained while supporting the construction of new housing. Section 2 of the Official Plan also encourages the development of all forms of housing to increase the City's overall housing supply. The development of new low-rise residential buildings such as semi-detached houses are encouraged within existing low rise residential areas. As this proposal represents an opportunity for infill development of semi-detached homes within an existing low rise residential area, it meets the intent of the Strategic Policy Direction outlined in Section 2 of the Official Plan.

The proposal would be compatible with the surrounding uses and buildings as directed by Section 2.7 of the Official Plan, given that the applicant is proposing to develop a similar building to the semi-detached building developed on this property prior to 2020. Based on the construction drawings submitted by the applicant, the proposed semi-detached homes will meet the zoning requirements for minimum front, interior, and rear setbacks. As a low-rise residential development that will not exceed the maximum height restrictions or the maximum balcony sizes established by the zoning by-law, there are no anticipated concerns related to overlook.

The proposed semi-detached homes will be compatible with the style and scale of houses in the surrounding area. There are numerous semi-detached homes along Weller Avenue, and the proposed homes for this property will comply with the vast majority of zoning requirements for the UR6 Zone, which are intended to ensure that new development is broadly compatible and comparable to existing homes in the surrounding area. The applicant has sought to maintain the existing streetwall by providing a similar front setback to the adjacent houses at 268-270 Weller Avenue and 262 Weller Avenue. Despite the fact that the minimum front setback for the subject property is only 4.5 metres, the existing adjacent buildings are developed approximately 8 metres front the front lot line. The proposed new semi-detached homes are intended to mirror these adjacent front setbacks to maintain the existing streetwall rather than developing the houses at the minimum front setback.

Given that only three units are being created per property with two parking spaces each, there will be no major impacts to neighbourhood traffic, local transit systems, or any other infrastructure related impacts. Bicycle parking will be provided in the rear yard, facilitating active transit options for potential future residents without cars. A grading plan and a Stormwater Management Brief will be required as a condition of approval for this application, in order to

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confirm that there will be no impact on surrounding properties due to drainage or water runoff issues. Both new semi-detached houses can be adequately serviced by existing municipal infrastructure.

The subject property is not designated under the *Ontario Heritage Act* or adjacent to any designated Heritage properties. As such, there will be no impacts to built cultural heritage resources. Heritage Staff have advised that there will be no impacts to underground archeological resources.

The proposed variances are consistent with the intent of the Kingston Zoning By-law, minor in nature, and appropriate for the subject property, as will be expanded upon below. Given that the requested variances satisfy the four tests as required by the *Planning Act*, a minor variance application is the most appropriate method for seeking zoning relief and a zoning by-law amendment is not considered necessary in this case. The effect of the requested variances is to create a semi-detached home similar to the previously existing building on the subject property and compatible with the surrounding area. As such, none of the requested variances will create an undesirable precedent for the surrounding area.

Recommended conditions have been provided for the Committee’s consideration and are included as Exhibit A and Exhibit B to this report, for the minor variance and consent applications, respectively.

The proposal meets the intent of the Official Plan, as the proposed minor variances are consistent with all applicable Official Plan policies and will not result in any negative impacts to adjacent properties or to the neighbourhood.

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

The subject property is zoned UR6 in Kingston Zoning By-Law Number 2022-62 (Exhibit F – Zoning By-Law Map). The UR6 zone permits residential uses, including semi-detached houses.

To accommodate the proposed severance and development of two new semi-detached homes, minor variances are requested to allow reduced minimum lot frontages, increased maximum building depth, and increased maximum driveway width.

Variance Number 1: Minimum Lot Frontage (Retained Lot – 264 Weller Avenue)

| | |
|------------------------|------------------------------------|
| By-Law Number 2022-62: | Table 11.7.1.2(b) |
| Requirement: | 9 metres for a semi-detached house |
| Proposed: | 8 metres |
| Variance Requested: | 1 metre |

Variance Number 4: Minimum Lot Frontage (Severed Lot – 266 Weller Avenue)

| | |
|------------------------|------------------------------------|
| By-Law Number 2022-62: | Table 11.7.1.2(b) |
| Requirement: | 9 metres for a semi-detached house |
| Proposed: | 8 metres |
| Variance Requested: | 1 metre |

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Both the severed and retained lots are proposed to have a lot frontage of approximately 8 metres each. The intent of the minimum lot frontage requirement is to provide separation between parcels, safe driveway separation, and a consistent lot fabric throughout the neighbourhood.

With a minimum of 8 metres of frontage for each new lot, the properties on Weller Avenue will continue to be adequately separated from one another. As mentioned earlier in this report, the nearby semi-detached homes at 236-238 Weller Avenue, 232-234 Weller Avenue, and 268-270 Weller Avenue are all developed with similarly sized frontages. Given this neighbourhood context, the proposed lot frontages for the severed and retained lots will maintain a lot fabric consistent with the surrounding area. The proposed new semi-detached homes will use the same driveway that was used for the previously existing building. Only minor changes are proposed to this existing driveway, for the purpose of ensuring that each new lot has access to an equal portion of the driveway. Given that only minimal changes are proposed relative to the existing driveway on the subject property, driveway separation along Weller Avenue is considered to be adequate.

Variance Number 2: Maximum Building Depth (Retained Lot – 264 Weller Avenue)

By-Law Number 2022-62: Table 11.7.1.12(a)
Requirement: 18 metres
Proposed: 22.5 metres
Variance Requested: 4.5 metres

Variance Number 5: Maximum Building Depth (Severed Lot – 266 Weller Avenue)

By-Law Number 2022-62: Table 11.7.1.12(a)
Requirement: 18 metres
Proposed: 22.5 metres
Variance Requested: 4.5 metres

The maximum building depth provision establishes a maximum horizontal distance between the required front setback and the rear wall of the principal building on a property. The purpose of this provision is to maintain consistency in terms of the distance which a building extends from the front setback into the rear yard. This helps to maintain a consistent streetwall and discourages homes from being developed substantially to the rear of homes on adjacent lots.

The requested variance to allow an increased maximum building depth maintains the general intent and purpose of the zoning by-law. A primary reason for requesting this variance is to allow the front setbacks of the proposed new homes to align with the adjacent houses. Building depth is defined as the distance between the front setback and the rear wall, rather than the distance between the front wall and the rear wall. The required front setback for the subject property is 4.5 metres, however, the applicant intends to develop the new homes significantly beyond the minimum front setback to better align the new house with the adjacent properties and the general streetscape.

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Notably, the distance from the proposed front porch to the rear wall of the building is 16.68 metres, which is below the maximum building depth limit of 18 metres. A variance would not be required if the building was developed at point of the 4.5 metre minimum front setback, however locating the new building at this setback would disrupt the existing streetscape along Weller Avenue. Virtually all existing development along Weller Avenue between Club House Drive and Wiley Street exceeds the minimum 4.5 metre front setback, and as such, aligning new development on the subject property with the existing front setbacks of adjacent houses is important for maintaining the existing streetwall and the general character of neighbourhood building patterns. Furthermore, the rear wall of the proposed new houses will align with the rear wall of the adjacent semi-detached home at 268 Weller Avenue. Given the above, the requested variance to permit an increased maximum building depth will allow for the new semi-detached houses to be developed in an appropriate manner for the neighbourhood in terms of its size and front setback.

Variance Number 3: Maximum Width of a Driveway (Retained Lot – 264 Weller Avenue)

By-Law Number 2022-62: Section 7.4.8.5

Requirement: Maximum 40% of the length of the street line

Proposed: 65% of the length of the street line

Variance Requested: 25%

Variance Number 6: Maximum Width of a Driveway (Severed Lot – 266 Weller Avenue)

By-Law Number 2022-62: Section 7.4.8.5

Requirement: Maximum 40% of the length of the street line

Proposed: 65% of the length of the street line

Variance Requested: 25%

The zoning by-law requires that the maximum width of a driveway for an urban residential property does not exceed 6 metres or 40% of the length of the street line, whichever is lesser. The intent of provisions establishing the maximum driveway widths for residential uses is to ensure that the front yards of residential properties are not excessively occupied by driveway and parking area. Limiting the width of driveways ensures that there is sufficient room for landscaped open space, which improves the visual appeal of properties and provides permeable surfaces for absorption of stormwater

The requested variance to allow an increased driveway width is largely technical in nature and will not enable any major changes relative to the current conditions of the property. The proposed driveway on the subject property will be substantially the same as the existing driveway. The only alteration proposed by the applicant being a slight westward adjustment of the driveway so that it would be centred evenly between the two new lots, allowing each property an equal portion of the driveway for parking purposes. The applicant is not proposing to further widen the driveway overall.

Although the driveways for the new semi-detached homes will occupy a similar percentage of their lot frontages relative to the existing property, variances are required for the technical reason that new lots are being created via the proposed severance. These new lots require new

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zoning relief to allow driveways to occupy a similar percentage of their frontages, despite the fact that there will be only minimal physical changes to the existing driveway. The driveways on the proposed new lots are proposed to be 5.2 metres wide. While this width does exceed the maximum percentage of a street line that can be occupied by a driveway, it is notably below the maximum overall width of 6 metres. Additionally, both new lots will substantially exceed the minimum requirements for landscaped open space and the applicant will be required to submit a Stormwater Management Brief and grading plan prior to beginning construction, ensuring that there will be no adverse impacts due to water runoff.

For the reasons described above, each of the requested variances maintain the general intent and purpose of the zoning by-law.

3) The variances are minor in nature

The variances are considered minor, given that approval of the requested variances will enable the creation of new lots and semi-detached houses which are highly similar to and compatible with other properties along this portion of Weller Avenue. The requested variances to permit reduced lot frontages is technical in nature and will not inhibit vehicle access or allow the creation of lot frontages that are incompatible with other nearby properties. The requested variance for the driveway is also largely a technical variance that will not enable any substantial changes relative to the current width of the driveway on the subject property. The proposed variance to the maximum building depth requirement is requested to allow development of the new semi-detached houses at a front setback which aligns with the adjacent houses on Weller Avenue.

Each of the requested variances represent changes which are largely technical in nature and do not contemplate any major changes from the requirements of the zoning by-law provisions. The cumulative effect of the variances is to enable the construction of two semi-detached houses, which is a common built form along Weller Avenue. The proposed new building will be compatible with the character of the neighbourhood, and each of the variances requested to allow this development are all considered to be minor.

4) The variances are desirable for the appropriate development or use of the land, building or structure

The requested variances are desirable and appropriate, as they would facilitate the creation of two new semi-detached homes through an infill development that would be compatible with the character, lot fabric, and built form of the surrounding residential area. As the subject property has been vacant and undeveloped since 2020, the redevelopment of these lands would represent an improvement in the visual appearance of the neighbourhood by restoring a missing portion of the streetscape. Additionally, the proposed redevelopment of the subject property would create three residential units per lot, which represents an increase in the number of residential units developed on the subject lands relative to the previously existing semi-detached building. Despite the fact that more units would be created, the built form of the proposed new building would be relatively similar to the previous semi-detached homes. As such, this

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redevelopment would create more residential density than previously existed on this site without creating an incompatible built form and disrupting the character of the neighbourhood.

For these reasons, the requested variances are a desirable and appropriate use of the land.

Technical Review: Circulated Departments and Agencies

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

Technical Comments

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

Public Comments

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

Previous or Concurrent Applications

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

Conclusion

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

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The requested consent application has regard to the matters set out in subsection 51(24) of the *Planning Act* and a plan of subdivision is not necessary for the proper and orderly development of the property. As such, the requested consent application is recommended for provisional approval.

Provisional approval of these applications will enable the proposed severance of the subject property at 264-266 Weller Avenue and allow the development of new semi-detached houses.

Existing Policy/By-Law:

The proposed applications were 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 Planning Statement, 2024

Municipal

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on October 21, 2024 Pursuant to the requirements of the *Planning Act*, a notice of Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 14 days in advance of the meeting. In addition, notices were sent by mail to a total number of 25 property owners (according to the latest Assessment Roll) within 60 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard (Exhibit I – Public Notification Map).

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

Accessibility Considerations:

None

Financial Considerations:

None

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Contacts:

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

Jacob Slevin, Planner, 613-546-4291 extension 2176

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Recommended Conditions – Minor Variance

Exhibit B Recommended Conditions – Consent

Exhibit C Key Map

Exhibit D Neighbourhood Context Map

Exhibit E Official Plan Map

Exhibit F Zoning By-Law Map

Exhibit G Site Plan

Exhibit H Floor Plans

Exhibit I Elevations

Exhibit J Site Photos

Exhibit K Public Notification Map

Recommended Conditions

The approval of minor variance application, File Number D13-068-2024, to permit reduced minimum lot frontages, increased maximum driveway widths, and increased maximum building depths, shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variance applies only to the proposed severed and retained parcels as shown on the approved drawings attached to the notice of decision.

2. No Adverse Impacts

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

3. Building Permit Application Requirements

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

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

4. Standard Archaeological Condition

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

In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Office of the Chief Coroner as a part of the Ontario Ministry of the Solicitor General (1-877-991-9959), the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

5. Approval of Consent Application (File Number D10-032-2024)

That the associated Consent application (File Number D10-032-2024) is approved and all attached conditions are fulfilled.

Recommended Conditions

The provisional approval of consent application, File Number D10-032-2024, to sever the existing lot at 264-266 Weller Avenue and create a severed and retained parcel with approximately 372 square metres for each lot, shall be subject to the following recommended conditions:

1. Certificate of Official and Deadline

That all conditions are satisfied and the Certificate of Official be presented to the Secretary-Treasurer, Committee of Adjustment for certification under Section 53(42) of the Planning Act, R.S.O. 1990 as amended, within two years of mailing of this notice. We suggest that the Land Registry Office be consulted for preapproval of the Certificate of Official to avoid delays.

The Certificate must be registered within two years from the issuance of the certificate as required under Section 53(43) of the Planning Act, R.S.O. 1990, as amended. A copy of the registered transfer certificate shall be provided to the Secretary-Treasurer, Committee of Adjustment to complete the file.

2. Reference Plan

That a digital version of a Reference Plan be provided in a PDF and AutoCAD Windows readable format on a compact disc (CD), USB memory stick or by email, illustrating the severed parcel be prepared and presented to the Secretary-Treasurer, Committee of Adjustment prior to the issuance of the Certificate of Official.

3. Payment of Taxes

The owner/applicant shall contact the Tax Department at tax@cityofkingston.ca and secure in writing from the Treasurer or the Manager of Taxation and Revenue, proof of payment of current taxes and any special charges (not simply a copy of the tax bill) required to be paid out and a statement of proof that is received and shall be provided to the Secretary-Treasurer Committee of Adjustment, prior to the issuance of the consent certificate. The owner/applicant must pay any outstanding realty taxes and all local improvement charges levied against the property.

4. Standard Archaeological Condition

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

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

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

5. Cash-in-Lieu of Parkland

Conveyance of cash-in-lieu of parkland is required as a condition of approval for the creation of one new residential lot, at a rate of \$2,428.00 per lot.

If the applicant is able to provide evidence that both units of the former semi-detached dwelling was occupied within the last 10 years, to the satisfaction of City of Kingston Planning staff, the cash-in-lieu of parkland conveyance will not be required.

6. Stormwater Management Brief

Stormwater Management Brief must be prepared by a qualified individual and must describe current drainage conditions and post-development conditions. Post-development flows cannot exceed pre-development flows. Proposed changes must not adversely affect or increase stormwater runoff on the subject lands or on neighbouring properties.

7. Grading and Servicing Plan

Grading and Servicing Plan prepared by a qualified individual is required. Grading Plan must demonstrate existing and proposed grades and confirm to the City's satisfaction that any proposed grade changes will not adversely affect surrounding properties.

Servicing Plan must demonstrate all existing and proposed services, the mains which the services connect to, the proposed buildings, and all property lines. Only one service is permitted per property and no encroachment of services is permitted.

8. Entrance Permit

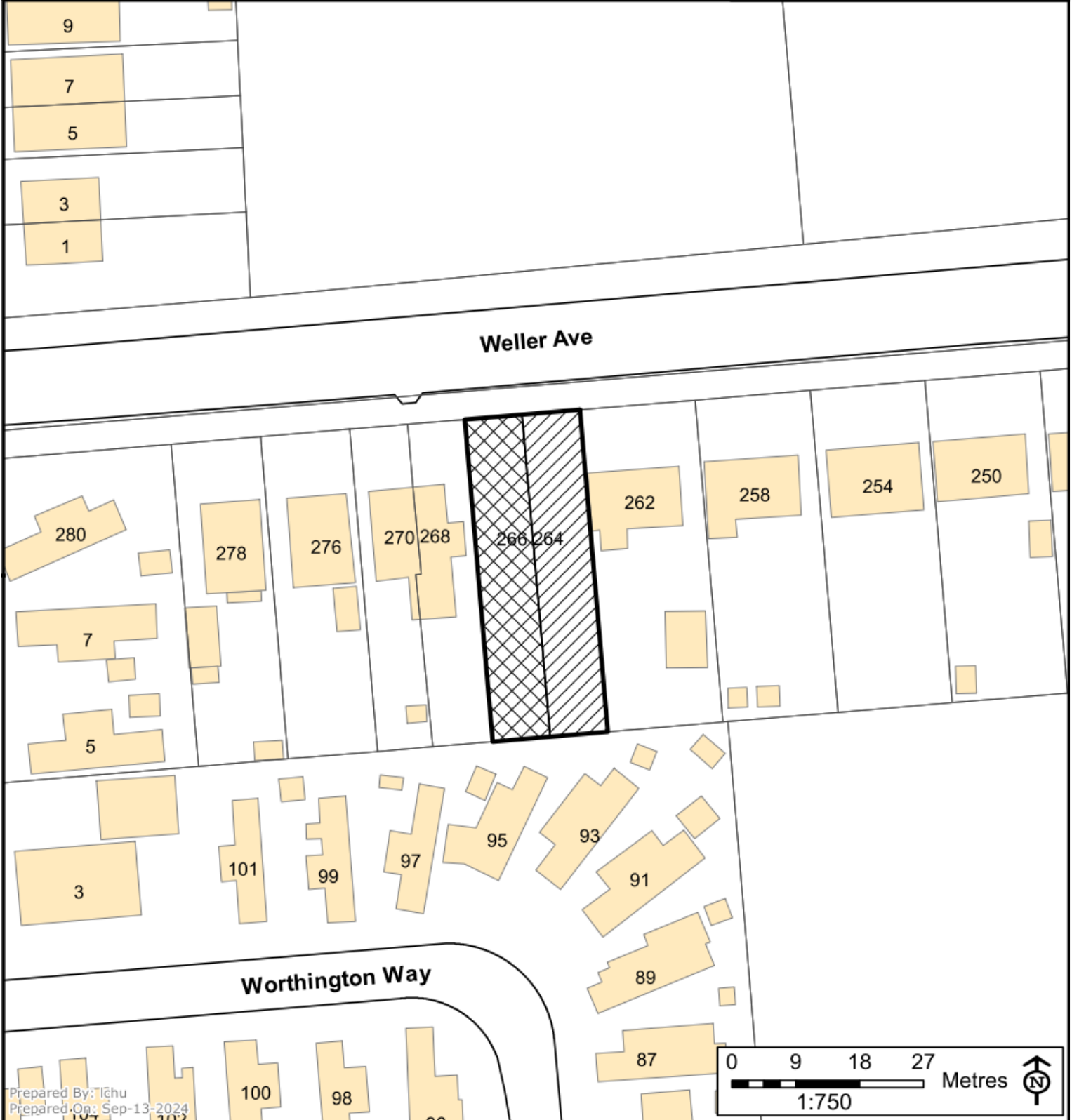
Entrance Permit will be required for any modifications made to the driveway entrance within the municipal right-of-way. Conditions of this permit may include the reinstatement of barrier curbs where dropped curbs are no longer being used.



Delegated Authority Key Map

Address: 264 Weller Avenue
File Number: D10-032-2024
Prepared On: Sep-13-2024

- Subject Lands
- Severed Lands (Lot 2)
- Retained Lands



Prepared By: Tchu
Prepared On: Sep-13-2024

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Delegated Authority Neighbourhood Context

Address: 264 Weller Avenue
File Number: D10-032-2024
Prepared On: Sep-13-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: lchu
Prepared On: Sep-13-2024






Planning Services

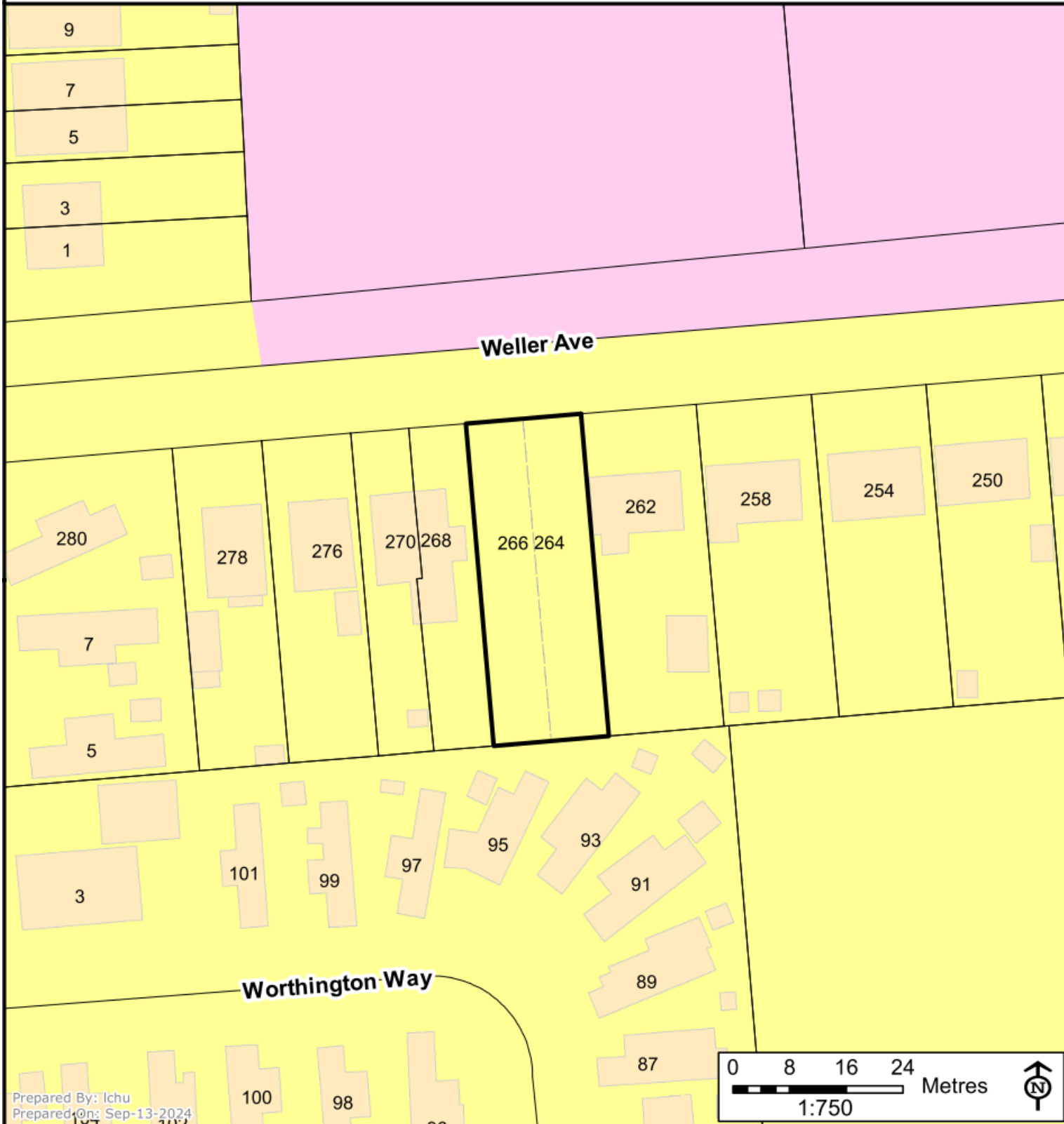
Delegated Authority Official Plan, Existing Land Use

Address: 264 Weller Avenue

File Number: D10-032-2024

Prepared On: Sep-13-2024

-  Subject Lands
-  INSTITUTIONAL
-  RESIDENTIAL



Prepared By: Ichu
Prepared On: Sep-13-2024

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

Planning Services

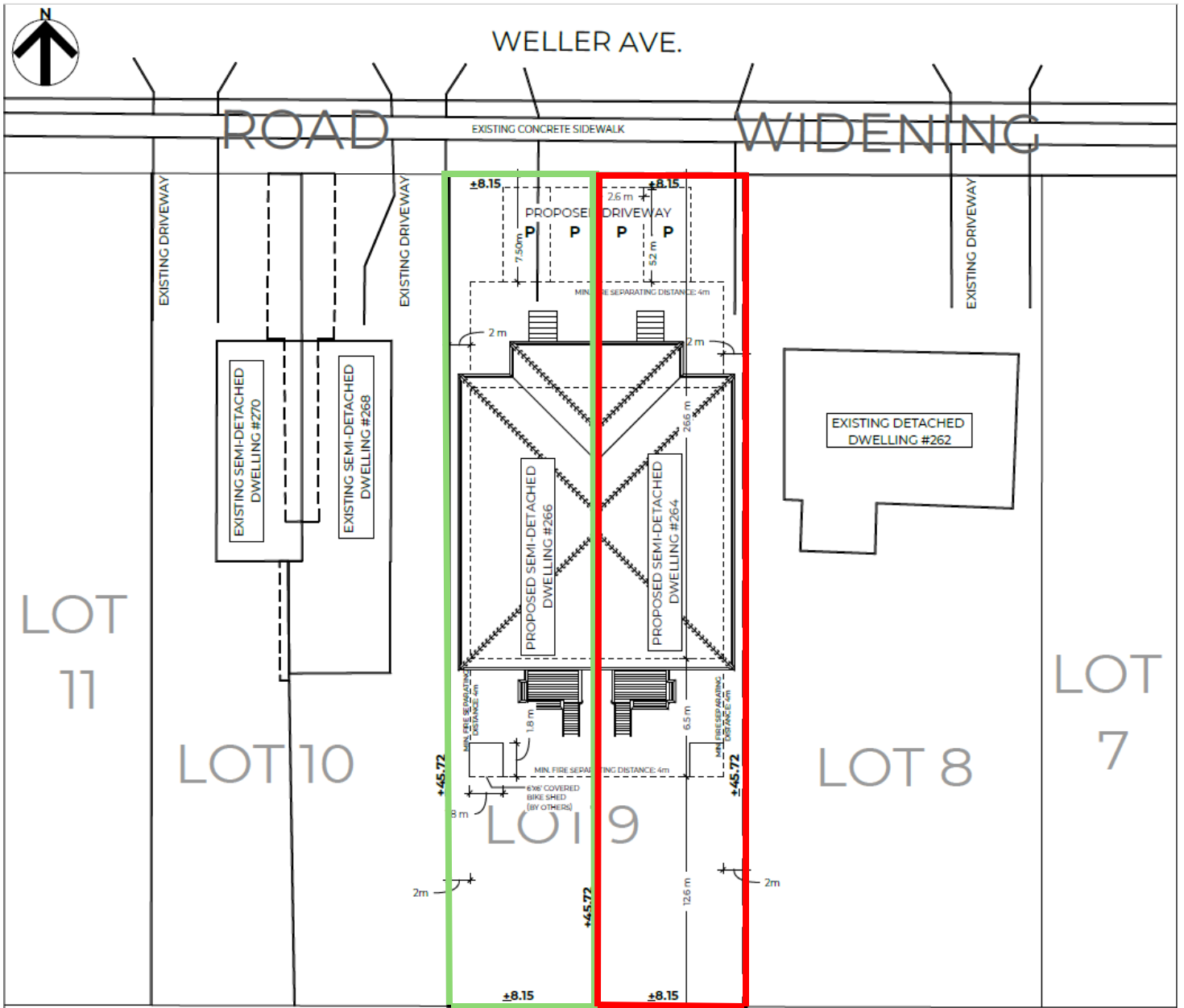
Address: 264 Weller Avenue
File Number: D10-032-2024
Prepared On: Sep-13-2024

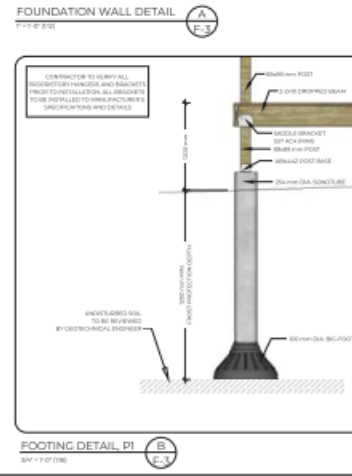
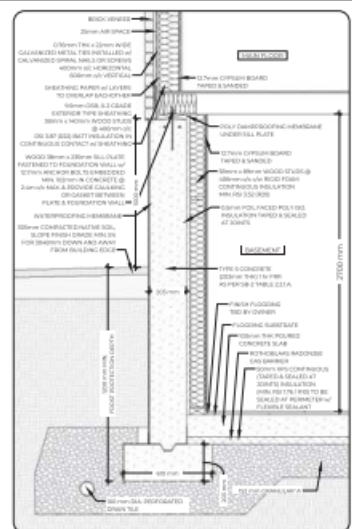
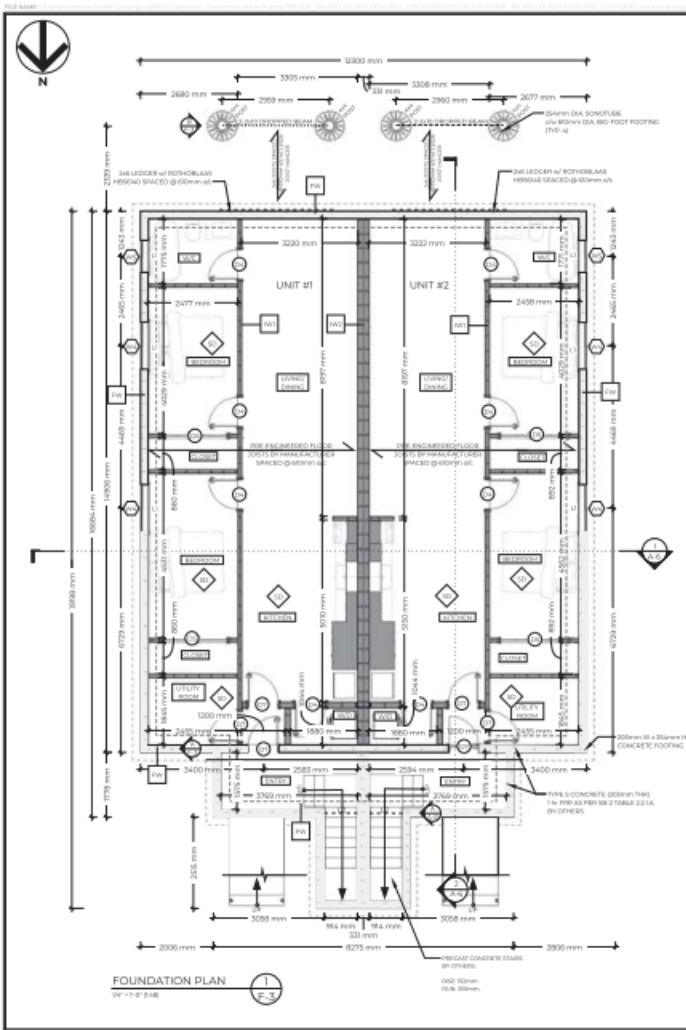
Subject Lands
Schedule 1 Zoning Map
Zone

Schedule E - Exception Overlay
Legacy Exceptions (LXXX)
Exceptions (EXXX)
Schedule F - Holding Overlay
Holding Overlay (HXXX)



Prepared By: Ichu
Prepared On: Sep-13-2024





- FLOOR AND ROOF ASSEMBLIES**
- F1 BASEMENT FLOOR ASSEMBLY**
 - 150mm TYPE 3 FIBRE CONCRETE FLOORING SUBSTRATE
 - 150mm TYPE 3 POLISHED CONCRETE SLAB
 - UNDERSLAB WATERPROOF MEMBRANE
 - PETROLEUM RESISTANT DIMENSIONAL LAMBER
 - 150mm TYPE 3 UNFIBERED INSULATION
 - 150mm CONCRETE W/
 - F2 FLOOR ASSEMBLY TYPE 200** (ASSEMBLY TYPE 200, 210, 215, 220)
 - FINISH FLOOR TYPED BY OWNER
 - 150mm LAYER OF TYPE 11 WOOD
 - SECOND LAYER OF FINISH TRIMMER AND GROOVE LAMBER (WITH STAPLED JOINTS)
 - 150mm DIMENSIONAL FLOOR JOISTS (NO JOIST THIN ABOVE) WITH
 - MINERAL FIBRE INSULATION COMPLETELY FILLED BETWEEN THE JOIST SPACE
 - RESISTANTIAL CHANNEL @ NORTH W/
 - TWO LAYERS OF 150mm TYPE 3 GYPSUM BOARD - TYPED & SANDED
 - F3 ROOF ASSEMBLY TYPE 200**
 - 30mm CLASS 'M' COMPOSITE SHINGLES
 - 120mm ROOF INSULATING WITH POLYURETHANE INSULATION
 - 150mm DIMENSIONAL ROOF TRUSS BY OTHERS SPACED @ 800mm
 - CHARCOAL STRIPS / POLYURETHANE FLOOR INSULATION
 - DOWN IN BOLLARDS (MIN. 100mm DIA)
 - 120mm TYPE 3 GYPSUM BOARD - TYPED & SANDED
 - F4 WALL ASSEMBLY**
 - FINISHED FOUNDATION WALL ASSEMBLY**
 - 150mm DIMENSIONAL POLYURETHANE INSULATION ON FINISH HANGING ON CONCRETE FOR WALL WITH FINISH COVERED OVER POLISHED CONCRETE FOOTING
 - EXTERIOR FINISH
 - 150mm DIMENSIONAL POLYURETHANE INSULATION AT A DENSITY OF NOT LESS THAN 50kg/m³ OR MIN. 100mm OF FREE DRAINING GRANULAR MATERIAL, OR A MEMO. APPROVED DRAINAGE LAYER MATERIAL
 - 150mm TYPE 3 FOUNDATION WALL
 - 30mm + 150mm INSIDE STUDS @ 400mm ON 100-150-200mm INSULATION w/ 150mm DIM. POLYURETHANE INSULATION TO HEIGHT OF EXTERIOR FINISH ON FOUNDATION WALL & WOOD TRIMMING
 - ACROUSTIC BATT
 - MIN. 150mm CONCRETE
 - EXTERIOR LOAD-BEARING WALL**
 - MIN. 150mm CLASS 'M' COMPOSITE SHINGLES AT THE HEIGHT OF 200mm FROM THE TOP OF FOOTING
 - EXTERIOR FINISH, SIZE AND COLOR TYPED BY OWNER
 - 150mm W/ GYPSUM BOARD
 - EXTERIOR TRIM 200mm W/ GYPSUM BOARD GALVANIZED METAL TRIM INSTALLED w/ GALVANIZED SPINAL WALLS OR
 - SCREWS 150mm W/ HORIZONTAL 150mm W/ VERTICAL
 - SHAPING BATTED w/ LAYERS OF POLYURETHANE INSULATION
 - 150mm DIM. D-2 GYPSUM EXTERIOR TYPE SHEATHING
 - 30mm + 150mm INSIDE STUDS @ 400mm ON
 - 100-150-200mm INSULATION IN CONTINUOUS CONTACT OF SHEATHING
 - 150mm DIM. POLYURETHANE INSULATION
 - 30mm + 150mm INSIDE STUDS @ 400mm ON
 - 120mm GYPSUM BOARD - TYPED & SANDED
 - INTERIOR NON-LOAD-BEARING WALL**
 - 150mm GYPSUM BOARD - TYPED & SANDED
 - 30mm + 150mm INSIDE STUDS @ 400mm ON
 - 150mm GYPSUM BOARD - TYPED & SANDED
 - INTERIOR NON-LOAD-BEARING FIREWALL** (SEE ASSEMBLY W/ 150, 210, 215, 220)
 - 150mm
 - 30mm + 150mm INSIDE STUDS @ 400mm ON OR SEPARATE 30mm + 150mm PLATES SET 200mm APART
 - 150mm DIM. POLYURETHANE INSULATION
 - 150mm TYPE 3 GYPSUM BOARD

FOUNDATION PLAN
10-11-21-24

FOUNDATION WALL DETAIL
F-3

FOOTING DETAIL P1
B-1-1-10-10

| NO. | DESCRIPTION | DATE | BY | CHECKED |
|-----|------------------------|-------------|----|---------|
| 1 | FOUNDATION PLAN | 10-11-21-24 | | |
| 2 | FOUNDATION WALL DETAIL | 10-11-21-24 | | |
| 3 | FOOTING DETAIL P1 | 10-11-21-24 | | |

REVISIONS

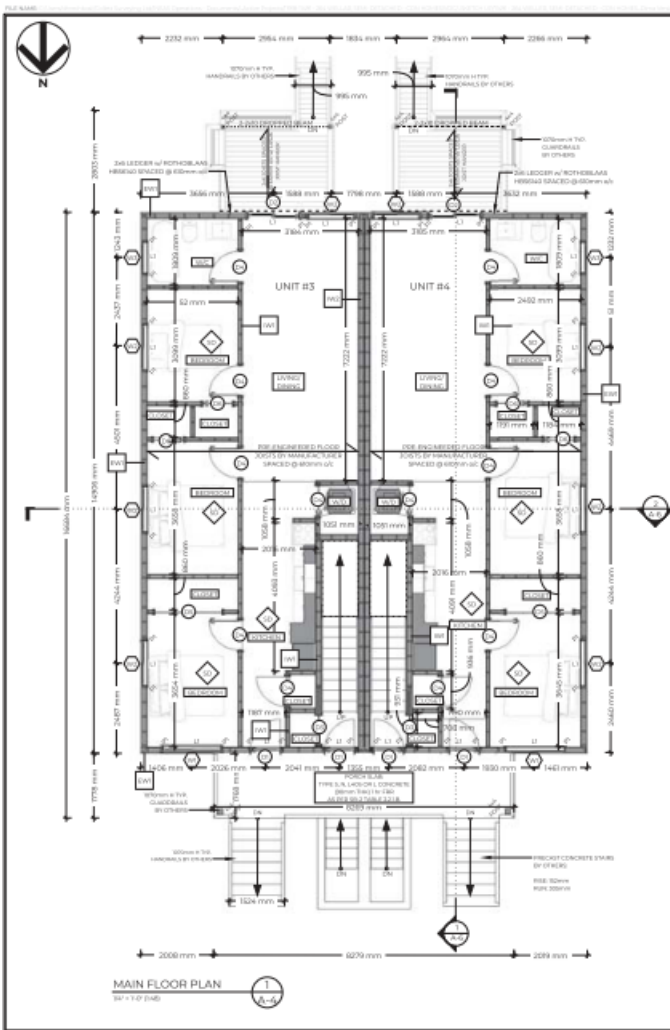
| NO. | DESCRIPTION | DATE | BY | CHECKED |
|-----|------------------------|-------------|----|---------|
| 1 | FOUNDATION PLAN | 10-11-21-24 | | |
| 2 | FOUNDATION WALL DETAIL | 10-11-21-24 | | |
| 3 | FOOTING DETAIL P1 | 10-11-21-24 | | |

PROJECT INFORMATION

PROJECT: TWO STOREY, SEMI-DETACHED
364 WELLER AVE, KINGSTON ON CAN. HOMES

FOUNDATION

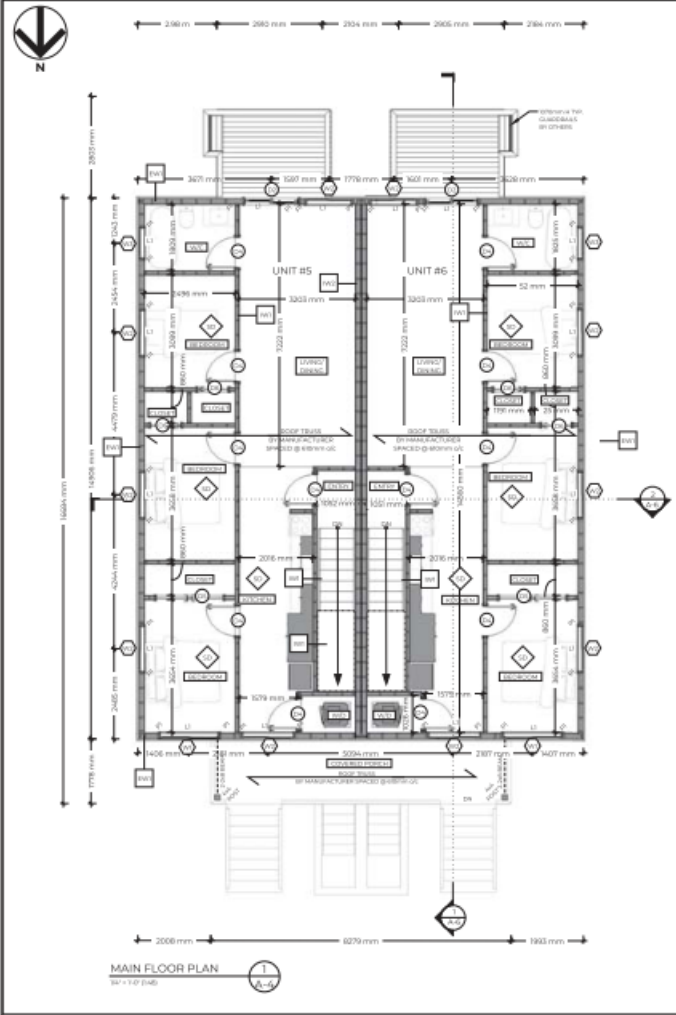
FOUNDATION - PLAN & DETAILS **F-3**



- FLOOR/ROOF ASSEMBLIES**
- 11 **BASEMENT FLOOR ASSEMBLY**
FRESH FLOOR FIN BY OWNER
FLOORING SUBSTRATE
300mm THK COURED CONCRETE SLAB
UNDERLAYER WATERPROOF MEMBRANE
NOTHOBLAM PROTECTED CARBON FIBRE
MESH 176 GRID UNDERLAYER INSULATION
150mm GRANULAR FILL
 - 12 **FLOOR ASSEMBLY FIN. (SEE ASSEMBLY FIN. FOR FINISH, ETC.)**
FRESH FLOOR FIN BY OWNER
FIRST LAYER OF FINISH LAMWOOD
SECOND LAYER OF FINISH TONGUE AND GROOVE LUMBER WITH STAGGERED JOINTS
NEW ENCASED FLOOR JOISTS SPACED NO MORE THAN 600mm ON
MINIMAL FLOOR INSULATION COMPLETELY FILLED BETWEEN THE JOIST SPACE
INSULATED METAL CHANNELS @ JOINTS OF
TONGUES OF TOP LAYER OF CYPRUS BOARD - TAPED & SANDED
 - 13 **ROOF ASSEMBLY FIN.**
30 YEAR CLASS 'A' COMPOSITE SHINGLES
12mm ROOF INSULATION OVER VENTILATED CEILING
JOIST ENCASED ROOF TRUSS ON OTHERS SPACED @ 600mm
SIMPSON STRONG-TIE WAFER BRACKETS TO ON EDGE RAFTERS
BLOWN IN INSULATION MIN. R18 R-VAL
POLYETHYLENE SANDWICH BOARD (SHEATHING) SEaled
1/2" THK TYPE 'X' GYPSUM BOARD TAPED & SANDED
- WALL ASSEMBLIES**
- 14 **FINISHED FOUNDATION WALL ASSEMBLY**
100mm THK INSULATION ON EXTERIOR SIDE OF CONCRETE PERIMETER WALL OF FINISHED CONCRETE OVER
POURED CONCRETE FOOTING
DRAINAGE LAYER
100mm MINERAL FIBRE INSULATION AT A DENSITY OF NOT LESS THAN 170kg/m³ OR MIN 100mm OF FINE
GRAINED SAND AS MATERIAL OR A BASIC APPROVED DRAINAGE LAYER MATERIAL
200mm THK FOUNDATION WALL
30mm x 60mm WOOD STUDS @ 400mm ON FACE SIDE OF INSULATION OF 100mm POLY URETHAN BARRIER
WHICH IS ADHERED TO HEIGHT OF EXTERIOR FINISH BETWEEN FOUNDATION WALL & WOOD FRAMING
+ ACoustic CEILING
+ 60mm CYPRUS BOARD
 - 15 **EXTERIOR LOAD-BEARING WALL**
PARTIAL CLADDING STARTING AT THE HEIGHT OF 280mm FROM THE TOP OF FOOTING
BRICK VENEER SIDE AND COLOUR TO BE DETERMINED
20mm AIR SPACE
125mm THK x 25mm WIDE GALVANIZED METAL TIES ATTACHED TO GALVANIZED SERIAL NAILS OR
SERIALS INTERIOR AND HORIZONTAL BODIES OF VERTICAL
SHEATHING MEMBER IN LAYERS TO OVERLAP EACH OTHER
+ 15mm OSB & 2 GAUGE EXTENDED TIE SHEATHING
+ 30mm x 140mm WOOD STUDS @ 400mm ON
+ 100mm MINERAL FIBRE INSULATION IN CONTINUOUS CONTACT OF SHEATHING
+ 100mm VERTICAL BATT INSULATION
+ 30mm x 140mm DOUBLE PLATE @ TOP
+ 30mm x 140mm SOUL PLATE @ BOTTOM
+ 125mm CYPRUS BOARD - TAPED & SANDED
 - 16 **INTERIOR NON-LOAD-BEARING WALL**
+ 60mm CYPRUS BOARD - TAPED & SANDED
+ 30mm x 60mm WOOD STUDS @ 400mm ON
+ 15mm OVERLAP BOARD - TAPED & SANDED
 - 17 **INTERIOR LOAD-BEARING PARTIAL ASSEMBLY WITH FIN. FOR FIN. ETC.**
2 GAUGE
+ 30mm x 60mm WOOD STUDS @ 400mm ON SEPARATE 30mm x 60mm PLATES SET 25mm APART
BETWEEN TWO ASSEMBLY PARTIALS
+ 15mm FIN. CYPRUS BOARD

| | |
|---|--------------------------------------|
| PROFESSIONAL QUALIFICATION INFORMATION | |
| NAME: [REDACTED] | REG. NO.: [REDACTED] |
| CATEGORY: [REDACTED] | REGISTRATION INFORMATION: [REDACTED] |
| EXPIRES: [REDACTED] | RENEWAL DATE: [REDACTED] |
| Professional Project Details IN DESIGN + CONSTRUCTION Architectural Commercial Construction | |
| Professional Registration Details IN ENGINEERING + SURVEYING Surveying Planning Building Design Engineering | |
| PROJECT INFORMATION PROJECT NAME: [REDACTED] PROJECT ADDRESS: [REDACTED] PROJECT NO.: [REDACTED] SHEET NO.: [REDACTED] | |
| TITLE & POST SCHEDULE 1-1-24 2-2-24 3-3-24 | |
| [REDACTED] FOR ALUMINUM CARBON MONOXIDE DETECTOR [REDACTED] FOR DOORS REFER TO SHEET A-7 [REDACTED] FOR WINDOWS REFER TO SHEET A-7 | |
| TWO STOREY, SEMI-DETACHED 264 WELLS AVE., KINGSTON, ON CON HOMES ARCHITECTURAL MAIN FLOOR PLAN A-4 | |

Scale: None

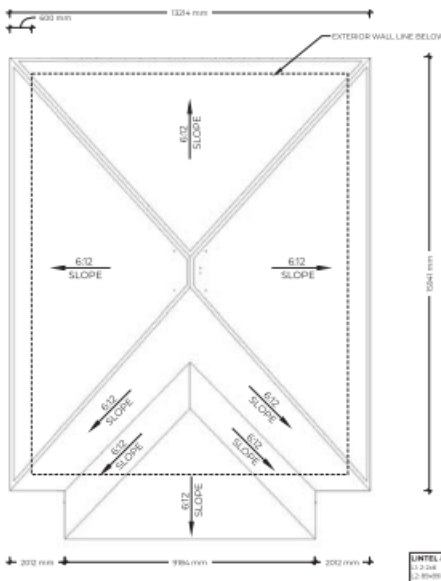


FLOOR AND ROOF ASSEMBLIES

- F1** **BASEMENT FLOOR ASSEMBLY**
FRESH FLOOR FIB BY OWNER
FLOORING SUBSTRATE
30mm THK POLYURETHANE CONCRETE SLAB
UNDERSLAB WATERPROOF MEMBRANE
RIGID INSULATION BOARD
MIN 30.0mm 2RD UNDERSLAB INSULATION
32mm GYPSUM BOARD
- F2** **FLOOR ASSEMBLY 1ST FLOOR (BY OWNER)**
FRESH FLOOR FIB BY OWNER
FIRST LAYER OF 19mm PLANKWOOD
SECOND LAYER OF 19mm TONGUE AND GROOVE LUMBER WITH STAGGERED JOINTS
FIBRE ENGINEERED FLOOR SCOTTS SPACED NO MORE THAN 450mm OR
MINIMAL FORCE INSULATION COMPLETELY FILLING BETWEEN THE JOIST SPACE
HOLLOW METAL CHANNEL @ 400mm OC
FINISH LAYER OF 12mm PLY OR GYPSUM BOARD - TAPED & SANDED
- R1** **ROOF ASSEMBLY 1ST FLOOR**
30 YEAR CLASS A COMPOSITE SHINGLES
12mm ROOF BRACING WITH 1/2" CLIPS @ 800mm OC
JOIST ENCASED ROOF TRUSS ON OTHER SIDE @ 600mm
SHEATHING STRONG FIBRE WATER RESISTANCE TILE OR EQUVALENT
BLOWN IN INSULATION MIN. FIBRE GLASS WOOL
POLYURETHANE INSULATION BOARD @ 100mm THICKNESS @ 1200mm
12mm TYPICAL GYPSUM BOARD TAPED & SANDED

WALL ASSEMBLIES

- P1** **PRECAST FOUNDATION WALL ASSEMBLY**
150mm THK QUARTZ FIBRE CONCRETE ON 60mm THK POLYURETHANE CONCRETE FLOORING
CONCRETE FLOORING
150mm THK CONCRETE
150mm THK CONCRETE
200mm THK FOUNDATION WALL
30mm THK FIBRE GLASS INSULATION @ 150mm OC IN RELATION TO 150mm POLYURETHANE BOARD
WOOD TRIMMER
ACROSTIC SEALANT
15mm GYPSUM BOARD
- P2** **EXTERIOR LOAD-BEARING WALL**
MINIMAL CLADDING STARTING AT THE HEIGHT OF 284mm FROM THE TOP OF FOOTING
BRICK VENEER, SIZE AND COLOR TO BE DETERMINED
20mm AIR SPACE
125mm THK x 20mm WIDE GALVANIZED METAL TIES METALLED W/ GALVANIZED SPIRAL NAILS OR
SHEATHING PAPER OR LAYERS TO OVERLAP EACH OTHER
15mm OSB, 1/2" GYPSUM BOARD EXTENDED TO THE SHEATHING
30mm x 150mm WOOD STUDS @ 400mm OC
FIBRE GLASS INSULATION IN COMPACT CONTACT WITH SHEATHING
CONCRETE VAPOR BARRIER
30mm x 150mm DOUBLE PLATE @ 700mm
30mm x 150mm SOLID PLATE @ BOTTOM
125mm GYPSUM BOARD - TAPED & SANDED
- P3** **INTERIOR NON-LOAD-BEARING WALL**
15mm GYPSUM BOARD - TAPED & SANDED
30mm x 150mm WOOD STUDS @ 400mm OC
15mm GYPSUM BOARD - TAPED & SANDED
- P4** **INTERIOR LOAD-BEARING PERIMETER WALL ASSEMBLY WITH FRP W/ STC 1/1**
125mm
30mm x 150mm WOOD STUDS @ 400mm OC ON SEPARATE 30mm x 150mm PLATES SET 25mm APART
FROM THE ADJACENT WALLS
15mm GYPSUM BOARD



| | |
|---|-------------------------|
| PROFESSIONAL INFORMATION | |
| REGISTERED PROFESSIONAL | REGISTERED PROFESSIONAL |
| REGISTERED PROFESSIONAL | REGISTERED PROFESSIONAL |
| REGISTERED PROFESSIONAL | REGISTERED PROFESSIONAL |
| REGISTERED PROFESSIONAL | REGISTERED PROFESSIONAL |
| Design + Construction | |
| Engineering & Surveying | |
| Two Storey, Semi-Detached 364 Weller Ave., Kingston, ON K7M 1W5 | |
| ARCHITECTURAL | |
| SECOND FLOOR & ROOF PLAN | |

- LINEL & POST SCHEDULE**
1-1: 2x4
2-2: 2x6
- FIRE ALARM/SMOKE DETECTOR
 - DOOR REFER TO SHEET A-1
 - WINDOW REFER TO SHEET A-1



NORTH ELEVATION
N1 - 1/4" = 3/8" (1:6)

| LIMITING DIMENSIONS | |
|-----------------------|---------------------|
| MAXIMUM HEIGHT | 4.0m |
| AREA OF EXPOSURE FACE | 91 m ² |
| EXPOSED OPENING AREA | 17.0 m ² |
| MINIMUM SETBACK | 3.0m |



SOUTH ELEVATION
S1 - 1/4" = 3/8" (1:6)

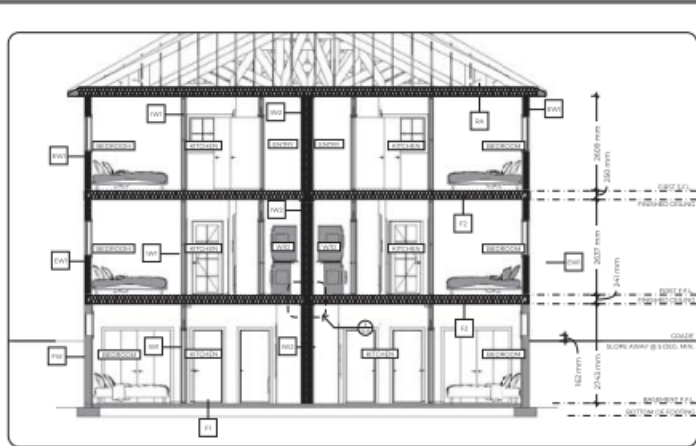
| LIMITING DIMENSIONS | |
|-----------------------|---------------------|
| MAXIMUM HEIGHT | 4.0m |
| AREA OF EXPOSURE FACE | 91 m ² |
| EXPOSED OPENING AREA | 17.0 m ² |
| MINIMUM SETBACK | 3.0m |



WEST ELEVATION
W1 - 1/4" = 3/8" (1:6)

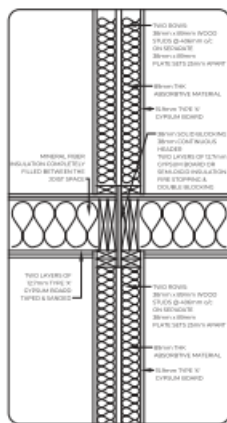
| LIMITING DIMENSIONS | |
|-----------------------|---------------------|
| MAXIMUM HEIGHT | 2.5m |
| AREA OF EXPOSURE FACE | 50.1 m ² |
| EXPOSED OPENING AREA | 8.7 m ² |
| MINIMUM SETBACK | 3.0m |

| PROFESSIONAL QUALIFICATION INFORMATION | |
|---|--------------------------------|
| NAME | IN ENGINEERING SURVEYING |
| REGISTRATION INFORMATION | Professional Engineer, Ontario |
| PROFESSION | Professional Engineer |
| IN ENGINEERING SURVEYING Incorporated Project Delivery DESIGN + CONSTRUCTION Residential Commercial Construction ENGINEERING SURVEYING Surveying Planning Building Design Engineering | |
| TWO STOREY, SEMI-DETACHED 264 WELLS AVE., KINGSTON, ON CDN HOMES | |
| ARCHITECTURAL ELEVATIONS | |
| A-6 | |



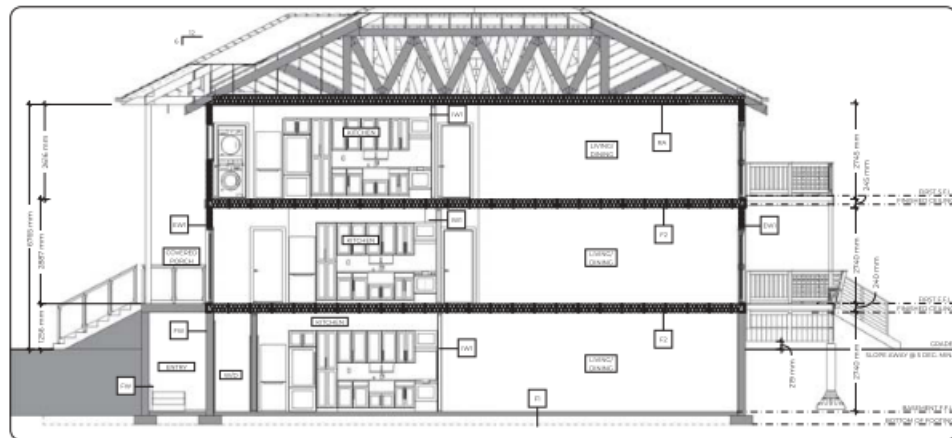
NORTH ELEVATION
12' - 11" x 24'

1
A-7



FIREWALL CONNECTION DETAIL
10' - 0" x 8' 0"

3
A-7



EAST ELEVATION
12' - 11" x 24'

2
A-7

- | | |
|-----------|---|
| F1 | BASEMENT FLOOR ASSEMBLY - FRESH FLOOR FINISH - FLOORING CLASS FATE - 80mm THK POLYMER CONCRETE SLAB - UNDERLAYS WATERPROOF MEMBRANE - 25mm POLYURETHANE INSULATION - 100mm 1/2" (12.5) UNDERLAYS INSULATION - 50mm SMALL LAP 'N' |
| F2 | FLOOR ASSEMBLY 1ST FLOOR ASSEMBLY (1ST FLOOR - STC 36) - FRESH FLOOR FINISH - FIRST LAYER OF 3/4" PLYWOOD - SECOND LAYER OF 3/4" TONGUE AND GROOVE LUMBER (WITH STAGGERED JOINTS) - JOE ENCASED FLOOR JOISTS (SPACED 40 JOIST THIN 60mm SP) - AIRSPACE WITH INSULATION COMPLETELY FILLED BETWEEN THE JOIST SPACE - REINFORCED METAL CHANNEL @ 40mm x 40mm - TWO LAYERS OF 15mm THK x 1200mm WIDE BOARD - TARKED & SANDED |
| F3 | ROOF ASSEMBLY 1ST FLOOR ASSEMBLY - 10 YEAR CLASS 'C' COMPOSITE SHINGLES - 12mm SOFT INSULATION WITH 1/2" (12.5) OVER LAMBER - JOE ENCASED ROOF JOISTS BY OTHERS SPACED @ 400mm - AIRSPACE WITH INSULATION COMPLETELY FILLED BETWEEN THE JOIST SPACE - 12mm THK x 1200mm WIDE BOARD - TARKED & SANDED |
| F4 | FINISHED FOUNDATION WALL ASSEMBLY - 80mm POLYURETHANE INSULATION ON MIN. 6mm BRICK LAMING ON CONCRETE FIN. WALL OF FINISHING COVERED OVER POLYMER CONCRETE FOOTING - DRAINAGE LAYER - 15mm THK MINERAL FIBRE INSULATION AT A DENSITY OF NOT LESS THAN 25kg/m ³ OR MIN. 100mm OF FINE DRAINING GRANULAR MATERIAL OR A SIMILAR APPROVED DRAINAGE LAYER MATERIAL - 225mm THK FOUNDATION WALL - 150mm x 150mm WOOD STUDS @ 400mm ON 1000mm x 1000mm x 100mm POLYURETHANE INSULATION w/ 150mm POLYURETHANE INSULATION w/ 150mm POLYURETHANE INSULATION w/ 150mm POLYURETHANE INSULATION - ACROTEC SEALANT - 150mm CONCRETE BOARD |
| F5 | EXTERIOR LOAD-BEARING WALL - 150mm POLYURETHANE INSULATION ON MIN. 6mm BRICK LAMING AT THE HEIGHT OF 280mm FROM THE TOP OF FOOTING - BRICK GEMER SIZE AND COLOR TO BE DETERMINED - 25mm AIR SPACE - 12mm THK x 1200mm WIDE GALVANIZED METAL TEES INSTALLED AT GALVANIZED SPIRAL NAILS OR SCREWS HORIZONAL VERTICAL 800mm x 400mm VERTICAL - 150mm THK POLYURETHANE INSULATION COMPLETELY FILLED BETWEEN THE JOIST SPACE - 150mm THK x 1200mm WIDE BOARD - TARKED & SANDED - 150mm x 150mm WOOD STUDS @ 400mm ON 1000mm x 1000mm x 100mm POLYURETHANE INSULATION w/ 150mm POLYURETHANE INSULATION w/ 150mm POLYURETHANE INSULATION - 150mm THK POLYURETHANE INSULATION IN CONTIGUOUS CONTACT WITH SHEATHING - 150mm THK POLYURETHANE INSULATION - 150mm THK POLYURETHANE INSULATION @ TOP - 150mm THK POLYURETHANE INSULATION @ BOTTOM - 150mm CONCRETE BOARD - TARKED & SANDED |
| F6 | INTERIOR NON-LOAD-BEARING WALL - 150mm CONCRETE BOARD - TARKED & SANDED - 150mm THK POLYURETHANE INSULATION @ 400mm ON 1000mm x 1000mm x 100mm POLYURETHANE INSULATION w/ 150mm POLYURETHANE INSULATION w/ 150mm POLYURETHANE INSULATION - 150mm THK POLYURETHANE INSULATION - 150mm THK POLYURETHANE INSULATION @ TOP - 150mm THK POLYURETHANE INSULATION @ BOTTOM - 150mm CONCRETE BOARD - TARKED & SANDED |
| F7 | INTERIOR LOAD-BEARING FIREWALL (SEE ASSEMBLY W33, F1R IN STC 51) - 225mm - 150mm x 150mm WOOD STUDS @ 400mm ON 1000mm x 1000mm x 100mm POLYURETHANE INSULATION w/ 150mm POLYURETHANE INSULATION w/ 150mm POLYURETHANE INSULATION - 150mm THK POLYURETHANE INSULATION - 150mm THK POLYURETHANE INSULATION @ TOP - 150mm THK POLYURETHANE INSULATION @ BOTTOM - 150mm CONCRETE BOARD - TARKED & SANDED |

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| QUALIFICATION INFORMATION | | | | | |
| NAME | REGISTERED PROFESSIONAL ENGINEER | | | | |
| NUMBER | REGISTERED PROFESSIONAL ENGINEER | | | | |
| REGISTRATION INFORMATION | REGISTERED PROFESSIONAL ENGINEER | | | | |
| EXPIRES | REGISTERED PROFESSIONAL ENGINEER | | | | |
| ISSUED BY | REGISTERED PROFESSIONAL ENGINEER | | | | |
| <table border="1"> <tr> <td> </td> <td>Residential Commercial Construction</td> </tr> <tr> <td> </td> <td>Surveying Planning Building Design Engineering</td> </tr> </table> | | | Residential Commercial Construction | | Surveying Planning Building Design Engineering |
| | Residential Commercial Construction | | | | |
| | Surveying Planning Building Design Engineering | | | | |
| <p>TWO STOREY, SEMI-DETACHED 264 WELLS AVE, KINGSTON, ON K7M 6M6S</p> | | | | | |
| ARCHITECTURAL | | | | | |
| SECTIONS | A-7 | | | | |



Figure 1: View of the subject property from across Weller Avenue. The proposed new semi-detached houses will be developed in line with the front setbacks of the neighbouring houses.








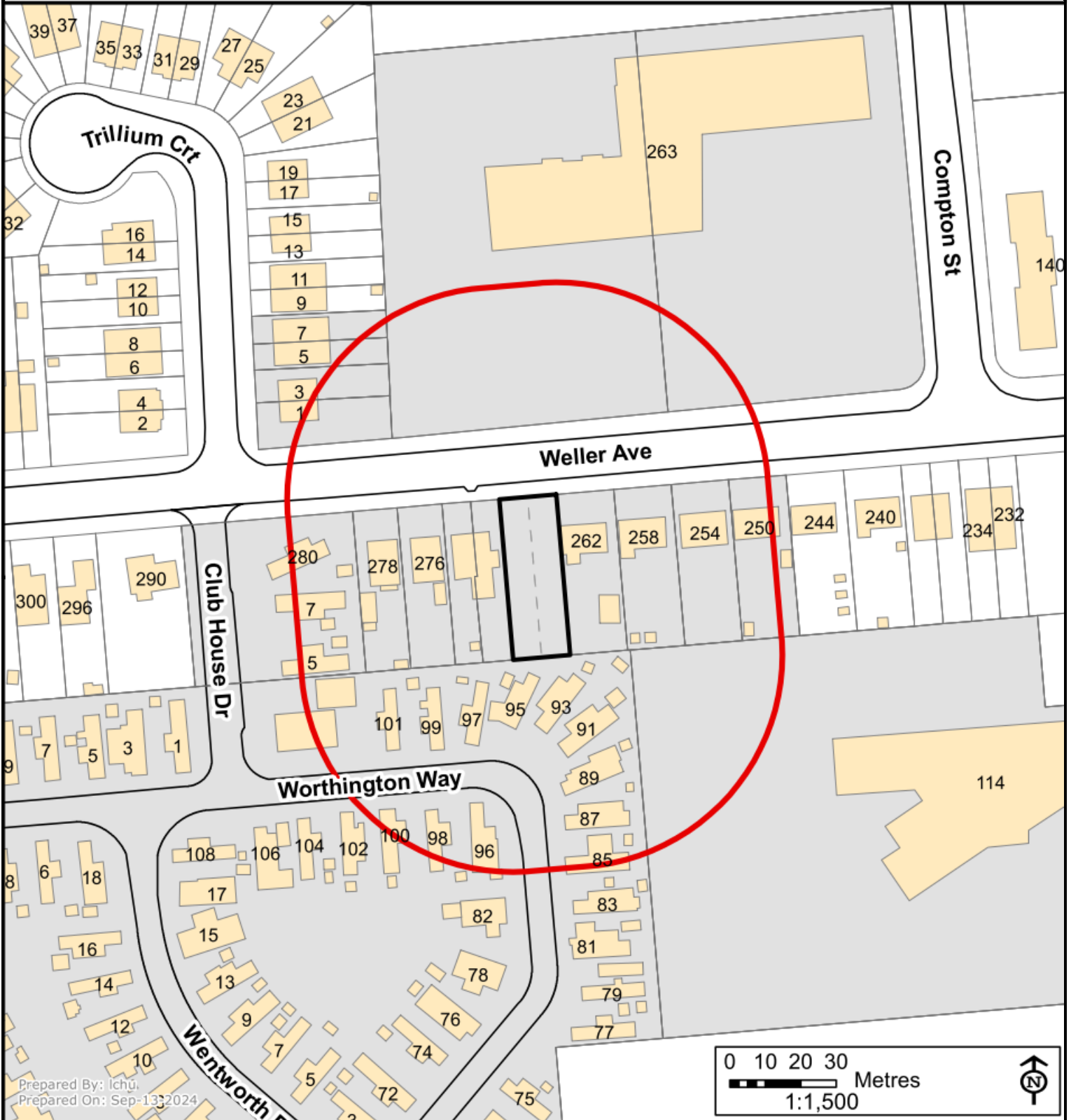
Figure 2: View of the interior of 264-266 Weller Avenue. The property has been vacant and overgrown since demolition of the previous building from fire damage in 2022.



Delegated Authority Public Notice Notification Map

Address: 264 Weller Avenue
File Number: D10-032-2024
Prepared On: Sep-13-2024

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



Prepared By: Ichu
Prepared On: Sep-13-2024

