



**City of Kingston
Report to Committee of Adjustment
Report Number COA-25-007**

To: Chair and Members of the Committee of Adjustment
From: Victoria McCutcheon, Planner
Date of Meeting: December 16, 2024
Application for: Minor Variance
File Number: D13-083-2024
Address: 37 Cassidy Street
District: District 11- King's Town
Owner: Kingston & Frontenac Housing Corporation
Applicant: RFA Planning Consultant Inc.

Council Strategic Plan Alignment:

Theme: 2. Increase housing affordability

Goal: 2.2 Build a significant number of new residential units with a range of affordability.

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for a minor variance for the property located at 37 Cassidy Street. The applicant is proposing to convert 34.2 square metres of interior amenity space into an additional affordable rental unit.

The subject property has been developed with a five-storey, 61-unit affordable rental apartment building with a surface parking lot. The property has a 719 square metre outdoor amenity area that has been leased to the City and consists of playground equipment, a basketball court, picnic tables, and a grassed area. There is also a 34.2 square metre interior lounge and 37 square metre deck accessible from the second floor. The adjacent property at 722 John Counter Boulevard has also leased approximately 1,100 square metres of open space to the City which is accessible at the rear of the subject property. It is noted within the existing site plan for the

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subject property that the purpose of the lease was to provide additional amenity space to 37 Cassidy Street.

Minor Variance approval was obtained on October 18, 1989, to permit a density of 79 dwelling units per net hectare, a reduction in amenity space to 4,200 square metres, and a reduction in parking to 85 parking spaces for the apartment at 37 Cassidy Street. As per Section 1.7.2 of the Kingston Zoning By-Law, minor variances approved under the provisions of a former zoning by-law may be relied upon only if the zoning provision respecting the minor variance is the same or more permissive in the current Zoning By-Law. The property was formerly zoned B1 under the former 8499 Zoning By-Law. The applicable density provisions at the time of Minor Variance approval were the same as the current density provisions for the subject property.

A proposal to add an additional dwelling unit would normally impact the applicable density provisions. However, given that minor variance approval was previously obtained to permit 62 units and only 61 units were developed, further intensification to construct the 62nd unit remains feasible through the previous Minor Variance approval.

The amenity space provisions that were applicable at the time of Minor Variance approval differ from amenity space provisions under the current Kingston Zoning By-Law. As such, a minor variance must be sought to permit a reduction of the non-complying amenity area to facilitate the construction of an additional dwelling unit.

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

Recommendation:

That minor variance application, File Number D13-083-2024, for the property located at 37 Cassidy Street to construct an additional affordable housing unit, be approved, as described below:

Variance Number 1: Minimum Amenity Area Required

By-Law Number 2022-62:4.3.1

Requirement:	18.5 square metres per dwelling unit
Proposed:	12.2 square metres per dwelling unit
Variance Requested:	6.3 square metres per dwelling unit; and,

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-25-007.

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Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Victoria McCutcheon, Planner

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

Tim Park, Director, Planning Services
Malcolm Norwood, Supervisor, Development Approvals
James Bar, Manager, Development Approvals

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Options/Discussion- Density:

On October 22, 2024, a minor variance application was submitted by RFA Planning Consultant Inc., on behalf of the owner, Kingston & Frontenac Housing Corporation, with respect to the property located at 37 Cassidy Street. The variance is requested to convert a portion of interior common area into an additional dwelling unit within an existing mid-rise, affordable rental apartment building.

The subject property previously obtained Minor Variance approval in October 1989 to permit the construction of a 62-unit apartment building. The following variances were approved:

- Increase in the maximum density from 69 dwelling units per net hectare (54 dwelling units) to 79 dwelling units per net hectare (62 dwelling units)
- Reduction in the required number of parking spaces for 62 dwelling units from 88 parking spaces to 85 parking spaces
- Reduction in the required amenity and play space requirement for 62 dwelling units from 4,634 square metres to 4,220 square metres

As per Section 1.7.2 of the Kingston Zoning By-Law, minor variances approved under the provisions of the applicable former zoning by-law may be relied upon only if the zoning provision respecting the minor variance is the same or more permissive in this By-law than in the former zoning by-law.

The subject property was previously zoned B1 under the 8499 Zoning By-Law, which allowed for a density of 69 units per hectare. This was increased to 79 units per hectare through the variance approval obtained in October of 1989 in order to allow 62 units to be constructed. This is reflected in both the original Site Plan (A-SPC-4.0626-90), Minor Variance (A.COA-1.2617-89), and the associated Building Permit issued in February 1992.

The existing apartment building contains 61 dwelling units. It is unclear whether the 62nd unit was constructed and removed or never constructed. As such, zoning relief is not required to increase the maximum permitted density to 79 dwelling units per net hectare.

Options/Discussion- Amenity Space:

The former 8499 Kingston Zoning By-Law included provisions for the allocation of both amenity area and play space in relation to the type of dwelling units provided. It was identified that 4,634 square metres of amenity space was required at the time of minor variance approval to support 62 units. Through the October 1989 Minor Variance, this requirement was reduced to 4,200 square metres.

The site-specific amendment for this development was approved under the former Zoning By-Law 8499 which, in 1989, had separate requirements for the provision of amenity space and play areas which were calculated based on the overall number of bedrooms and dwelling units. For instance, 53.5 square metres of amenity area and 2.3 square metres of play space were required for each two-bedroom unit.

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At the time, the definition for amenity area was as follows:

“Amenity Area’ means an area or areas intended for recreational purposes which may include landscaped site area, patios, balconies, communal lounges, swimming pools, and similar uses, but is not deemed to include (a) any required play space as set out in Section 5.27 of this by-law or (b) areas occupied at grade level by buildings, service areas, parking and driveways.”

As such, all landscaped open space, rooftop patios, and balconies would have been included in the original amenity space calculation. A letter within the original site plan file indicated that 3,943 square metres of amenity area had been proposed. This included approximately 719 square metre park space, approximately 2,392 square metres of additional landscaped open space, two 34.2 square metre lounges on the second floor, an approximately 100 square metre deck on the second floor, and approximately 663 square metres of rooftop amenity area. The letter expressed that there was a deficiency of 409 square metres as the Minor Variance, approved in 1989, had specified that 4,200 square metres of amenity space would be required. It does not appear, based on the Site Plan Agreement and existing building, that the deficiency was rectified. It also appears that only one of the two lounges was constructed.

There is an existing lease of approximately 1,100 square metres of open space from the adjacent property at 722 John Counter Boulevard to the City of Kingston that abuts and is accessible from the north and western portion of the subject property. The lease was established from the original 1990 Site Plan agreement to provide additional amenity space for the Cassidy Street project. While this portion of open space does not count towards the amenity space calculation for 37 Cassidy Street, it is worth noting that the purpose of this lease was to assist the subject property in meeting their amenity area requirement.

Under the current 2022-62 Kingston Zoning By-Law, the definition for amenity area is as follows:

“Amenity Area’ means an area exterior to a residential building, or an interior area common to all dwelling units within a residential building, which is designed and intended primarily for the leisure and recreation of the occupants of the building.”

Under the current Kingston Zoning By-Law, 1,147 square metres of amenity space (18.5 square metres per dwelling unit) is required for a 62-unit apartment building. As the amenity space provisions differ between the former and current zoning by-law, a minor variance is required to seek relief for the requested reduction in amenity area to accommodate an additional dwelling unit.

As per the current definition of amenity area, the rooftop amenity area would be considered private amenity space as it is not accessible to all residents. The 2,310 square metres of additional landscaped open space would also not be considered as this space has not been ‘designed and intended’ to serve the leisure and recreation of residents. As such, only approximately 790.2 square metres of amenity area can be considered.

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

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- Site Plan (Exhibit F)
- Reference Plan
- Floor Plans
- Owner Authorization
- Planning Justification Report

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 37 Cassidy Street at the northeast corner of Cassidy Street and Maple Street (Exhibit B – Key Map). The property abuts residential uses to the north and east. The property abuts industrial uses in the City Central Business Park located to the west and south. The subject property is also located in close proximity to various commercial uses at the Chat-A-Bit Station Plaza and within 500 metres of Belle Park (Exhibit C – Neighbourhood Context Map).

The subject property has an area of approximately 7,868 square metres, approximately 56.2 metres of frontage on Cassidy Street and approximately 38.6 metres of frontage on Maple Street. Both streets are local roads. The property is also approximately 100 metres from Montreal Street; an arterial road that is serviced by the 801/802 Express Transit Route as well as Transit Route 1.

The subject property has been developed with a five-storey, 61-unit affordable rental apartment building. The property has a surface parking lot with 78 parking spaces, 3 of which are accessible spaces. There is a 719 square metre amenity area at the northeast corner of the property which includes a playground, basketball court, picnic tables, and pathways. There is also an interior lounge and a deck that are accessible to all residents from the second floor

The subject property is designated Residential in the Official Plan (Exhibit D – Official Plan Map) and zoned URM4 in Kingston Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map).

Planning Act

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

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Provincial Planning Statement

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

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 D – 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. Housing Districts are planned to continue to mature and adapt as the City evolves in a manner that ensures land use compatibility while supporting the construction of new housing. Upgrading and re-investment in this area is encouraged. The proposed development will increase the supply of housing within an existing mid-rise apartment building. The proposed development will also align with the Strategic Policy Direction to facilitate an increase in the supply of affordable housing within the Urban Boundary.

As no exterior changes to the existing building have been proposed, the development will remain compatible with adjacent properties. No adverse visual, noise, or odour impacts are anticipated as a result of the development. No parking spaces or car share spaces are required for affordable units. However, there is sufficient accessible and visitor spaces on-site to accommodate the additional unit. The applicant has also proposed to introduce a bike shed to fulfill the requirement for a long-term bike parking space.

The subject property is not designated under the Ontario Heritage Act. The adjacent properties at 722 John Counter Boulevard and 888 Montreal Street are both listed but not designated heritage properties. Heritage Staff have reviewed this application and have expressed no built heritage concerns. Further archeological study is required for the northern portion of the property. However, given that no ground disturbance has been proposed, archeological clearance is not required at this time.

The subject property is located within the Urban Boundary and has adequate municipal water and sewage services to accommodate an additional unit. The existing washroom that serviced the common room area has been proposed to be converted into a washroom for the dwelling unit.

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The proposed conversion of the second-floor amenity area is not anticipated to negatively impact the ability of residents to enjoy the property or set an undesirable precedent for the immediate area. The subject property currently has a non-complying amenity space of approximately 790.2 square metres which serves 61 dwelling units. This includes one 34.2 square metre second floor lounge, a 37 square metre deck and a 719 square metre outdoor amenity area in the northeast corner of the property which includes playground equipment, a basketball court, picnic tables, and grassed area.

It is worth noting that there is also a lease of approximately 1,100 square metres of open space from Bob Martin Construction Ltd. to the City of Kingston that is accessible from the abutting property at 722 John Counter Boulevard. There are also 16 units within the existing building which have access to a rooftop terrace, including two 4-bedroom units and fourteen 2-bedroom units.

It was noted through the technical review that a Civic Addressing application and Building Permit will be required to facilitate this common room conversion. No other conditions were identified by City departments and external reviewers.

The proposal meets the intent of the Official Plan, as the proposed reduction in amenity space will not result in any negative impacts to adjacent properties or to the neighbourhood. The proposal is minor in nature and would not necessitate a zoning by-law amendment to facilitate the conversion.

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

The subject property is zoned Urban Multi-Residential Zone 4 in Kingston Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map). The URM4 zone permits residential and institutional uses including apartment buildings.

The subject property is located within Parking Area 4. As the existing units and proposed additional unit are considered 'affordable housing,' no parking spaces or car share spaces are required. There are four existing visitor parking spaces and three accessible parking spaces on-site that meet the parking requirements for this development. There is currently a total of 78 existing parking spaces on-site, exceeding the required number of spaces.

One long-term bike parking space will be required to accommodate the additional dwelling unit. The applicant has indicated that a bicycle shed will be provided near the main entrance of the building to accommodate this space. This requirement will be addressed at the Building Permit stage.

The maximum permitted density for an apartment building in the URM4 zone is 69 dwelling units per net hectare. The property has a lot area of approximately 0.79 hectares and is currently developed with 61 residential units. As such, the subject property has a density of 77 units per net hectare. Minor Variance approval was previously obtained on October 18, 1989, to permit an increase in maximum density from 69 dwelling units per net hectare to

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79 dwelling units per net hectare. This would allow 62 dwelling units to be developed on the property without requiring zoning relief.

The proposal requires a variance to Section 4.3.1 of the Kingston Zoning By-Law.

Variance Number 1: Minimum Amenity Area Required

By-Law Number 2022-62: 4.3.1

Requirement: 18.5 square metres per dwelling unit

Proposed: 12.2 square metres per dwelling unit

Variance Requested: 6.3 square metres per dwelling unit

The minimum amenity area required to accommodate 62 dwelling units is 18.5 square metres per dwelling unit (1,147 sqm). The property is currently developed with 61 dwelling units and has a non-complying amenity area of approximately 790.2 square metres. The requested variance would have the effect of removing 34.2 square metres of interior amenity space in order to construct an additional 1-bedroom unit.

The intent of the amenity area provision is to ensure adequate space to serve the common leisure and recreation needs of those who reside within the residential building.

A site-specific Minor Variance for this development was approved under the former Zoning By-Law 8499 which, in 1989, had separate requirements for the provision of amenity space and play areas which were calculated based on the overall number of bedrooms and dwelling units. For instance, 53.5 square metres of amenity area and 2.3 square metres of play space were required for each two-bedroom unit.

Under the current Kingston Zoning By-Law, a 62-unit apartment building requires 18.5 square metres of amenity space per unit (1,147 square metres). The current definition of 'amenity area' does not consider private amenity space and landscaped open space that has not been designed for recreation as part of the calculation. As such, the property would be considered to have a non-complying amenity area of approximately 790.2 square metres. Relief has been requested to further reduce this amenity area to 756 square metres.

The proposed removal of one of the two second-floor lounges is not anticipated to negatively impact the ability of residents to enjoy the property. While there is a technical deficiency in amenity area on the property, there is additional open space and amenity features on the existing property which provide alternative amenity spaces to the residents. While these spaces do not meet the technical requirements for amenity area under the current by-law, they were considered within the former Minor Variance approval obtained in October 1989.

Based on current amenity area requirements under the Kingston Zoning By-Law, the proposed reduction to the overall amenity area maintains the by-law's intent to provide an area that is sufficient to serve the leisure and recreation needs of residents.

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3) The variance is minor in nature

The variance is considered minor as the additional dwelling unit will facilitate internal changes to an existing 5-storey, 61-unit apartment building. The applicant has demonstrated that the additional unit will have adequate parking, bike parking, and exterior amenity space to accommodate the needs of the future resident. Minor Variance approval has previously been sought and approved to permit a reduction in amenity space under the former 8499 Kingston Zoning By-Law to accommodate 62 units.

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

The variance is desirable and appropriate use of the land. The reduction in amenity space will facilitate an additional affordable housing unit within the Urban Boundary. The minor reduction in overall amenity space has been limited to the second-floor common area. The existing outdoor amenity area consisting of a playground, basketball court, picnic tables, and walking paths will be maintained as well as the second floor deck. These spaces will continue to enhance the quality of living for building occupants. No adverse impacts on the functionality of the existing building or the surrounding neighbourhood are anticipated as a result of this development.

Technical Review: Circulated Departments and Agencies

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Heritage Services |
| <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Utilities Kingston | <input checked="" type="checkbox"/> Real Estate |
| <input checked="" type="checkbox"/> Public Works | <input checked="" type="checkbox"/> Kingston Hydro | <input checked="" type="checkbox"/> Environment Division |
| <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input checked="" type="checkbox"/> Canadian National Railways |
| <input checked="" type="checkbox"/> Housing | <input checked="" type="checkbox"/> District Councillor | <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> KEDCO | <input checked="" type="checkbox"/> Civic Addressing | <input type="checkbox"/> Parks of the St. Lawrence |
| <input type="checkbox"/> CRCA | <input type="checkbox"/> KFL&A Health Unit | <input type="checkbox"/> Trans Northern Pipelines |
| <input type="checkbox"/> Parks Canada | <input type="checkbox"/> Eastern Ontario Power | <input type="checkbox"/> CFB Kingston |
| <input type="checkbox"/> Hydro One | <input type="checkbox"/> Enbridge Pipelines | <input type="checkbox"/> TransCanada Pipelines |
| <input type="checkbox"/> Kingston Airport | | |

Technical Comments

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

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Public Comments

At the time this report was finalized, no public comments were 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 variance(s) maintain(s) the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

Approval of this application will reduce the required amenity space in order to facilitate the construction of an additional affordable rental unit.

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 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 December 16, 2024. Pursuant to the requirements of the *Planning Act*, a notice of Statutory Public Meeting was provided by advertisement in the Kingston Whig Standard on Friday November 29, 2024. The notice was also placed on the City's website and a sign was placed on the subject site.

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*.

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Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Malcolm Norwood, Supervisor, Development Approvals, 613-546-4291

Victoria McCutcheon, Planner, 613-546-4291 extension 3237

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Recommended Conditions

Exhibit B Key Map

Exhibit C Neighbourhood Context Map (2024)

Exhibit D Official Plan Map

Exhibit E Zoning By-Law Map

Exhibit F Site Plan Package

Exhibit G Site Photos

Recommended Conditions

The approval of minor variance application, File Number D13-083-2024, to convert interior amenity space into an additional dwelling unit, shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variance applies only to the conversion of the second-floor common room into an affordable dwelling unit 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. Civic Addressing

The Owner shall be required to apply for a D20 Civic Addressing Application through DASH to recognize the additional residential unit.



Planning Services


Committee of Adjustment

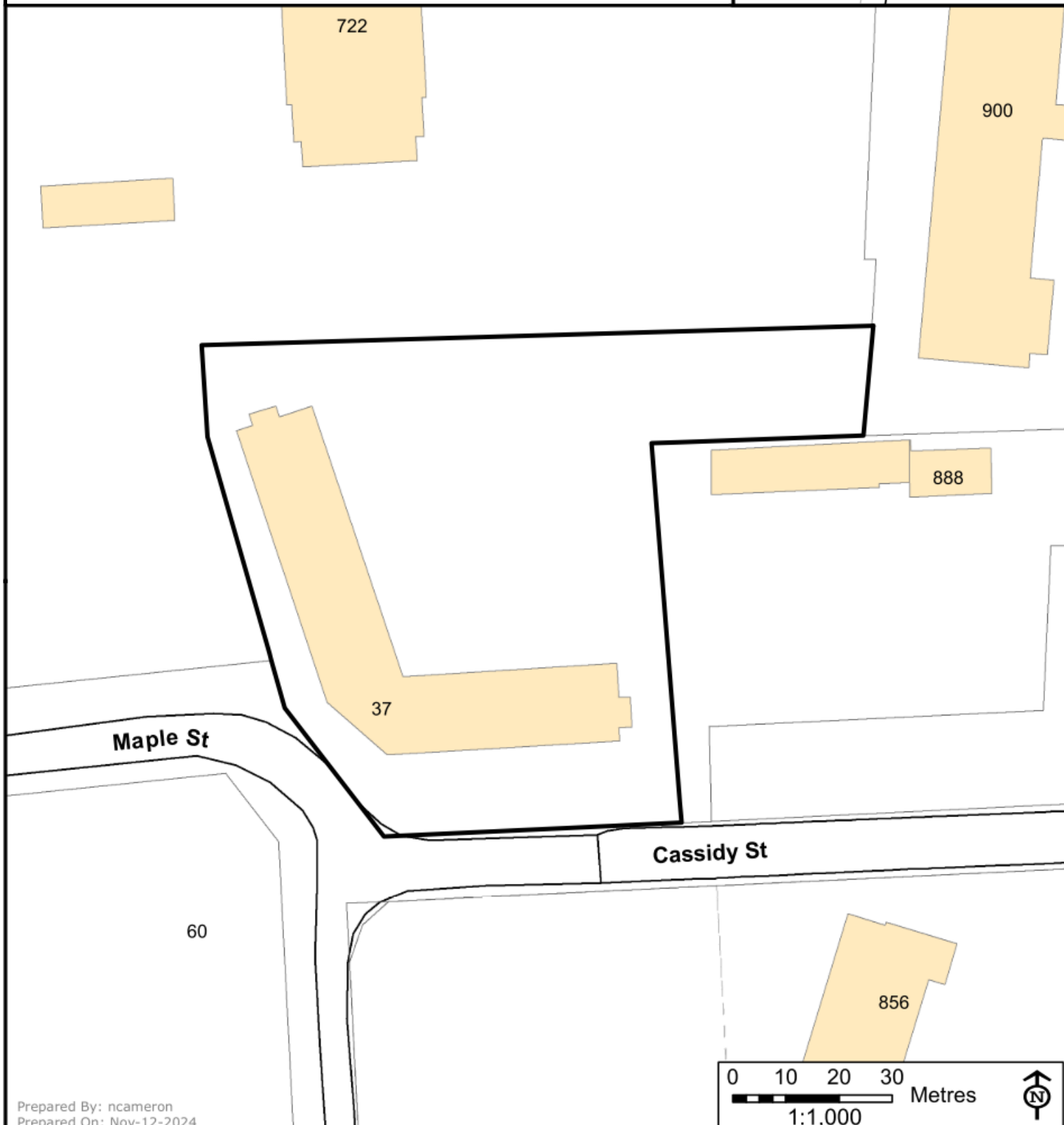
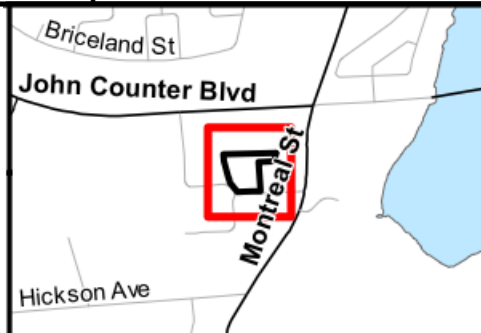
Key Map

Address: 37 Cassidy Street

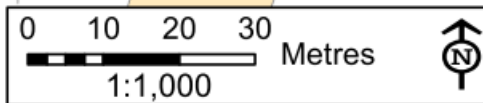
File Number: D13-083-2024

Prepared On: Nov-12-2024

 Lands Subject to Minor Variance



Prepared By: ncameron
Prepared On: Nov-12-2024








Planning Services

Committee of Adjustment Neighbourhood Context

Address: 37 Cassidy Street
File Number: D13-083-2024
Prepared On: Nov-12-2024

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Prepared By: neameron
Prepared On: Nov-12-2024





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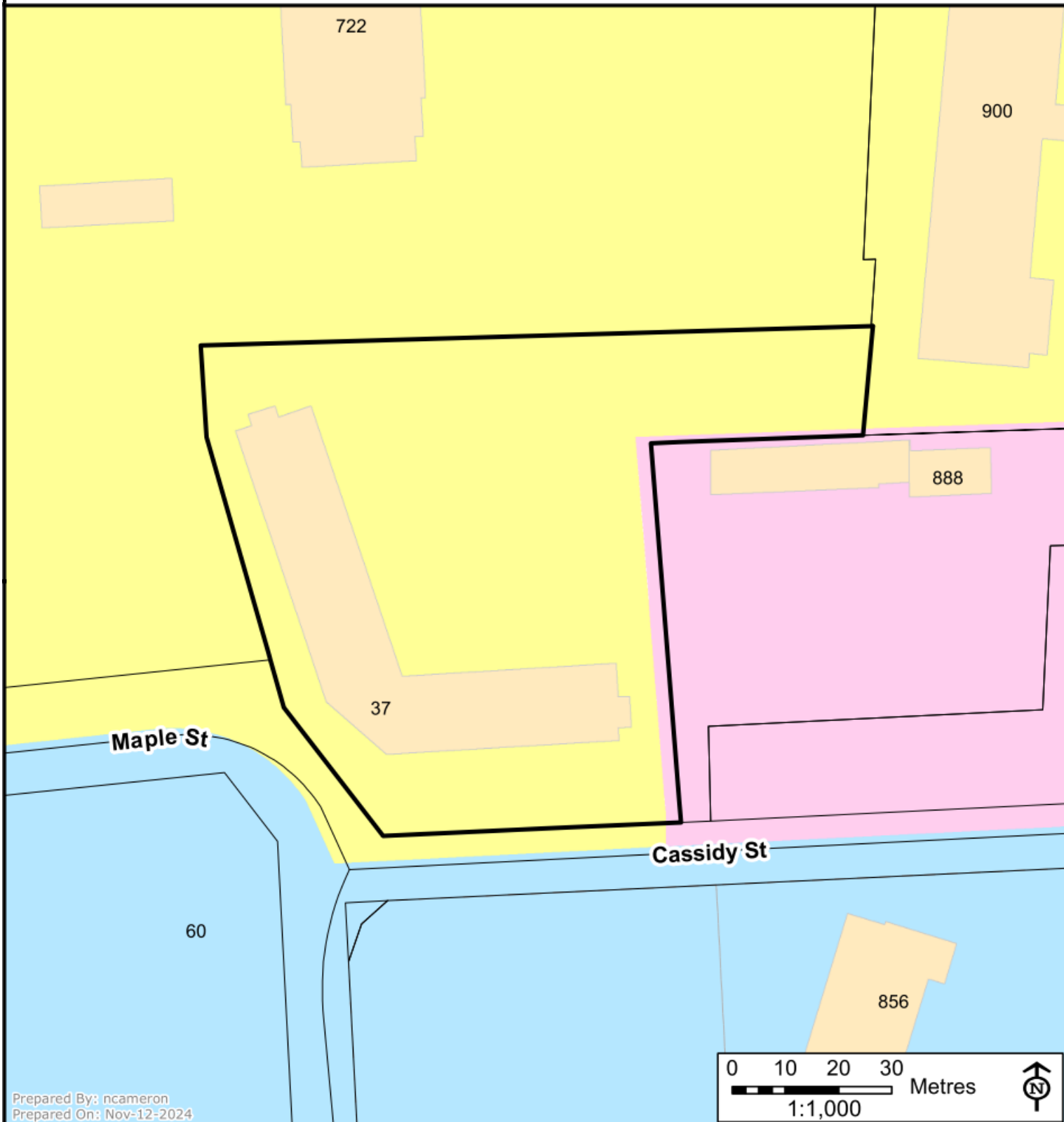


Planning Services

Committee of Adjustment Official Plan, Existing Land Use

Address: 37 Cassidy Street
File Number: D13-083-2024
Prepared On: Nov-12-2024

-  Subject Lands
-  GENERAL INDUSTRIAL
-  INSTITUTIONAL
-  RESIDENTIAL



Prepared By: ncameron
Prepared On: Nov-12-2024

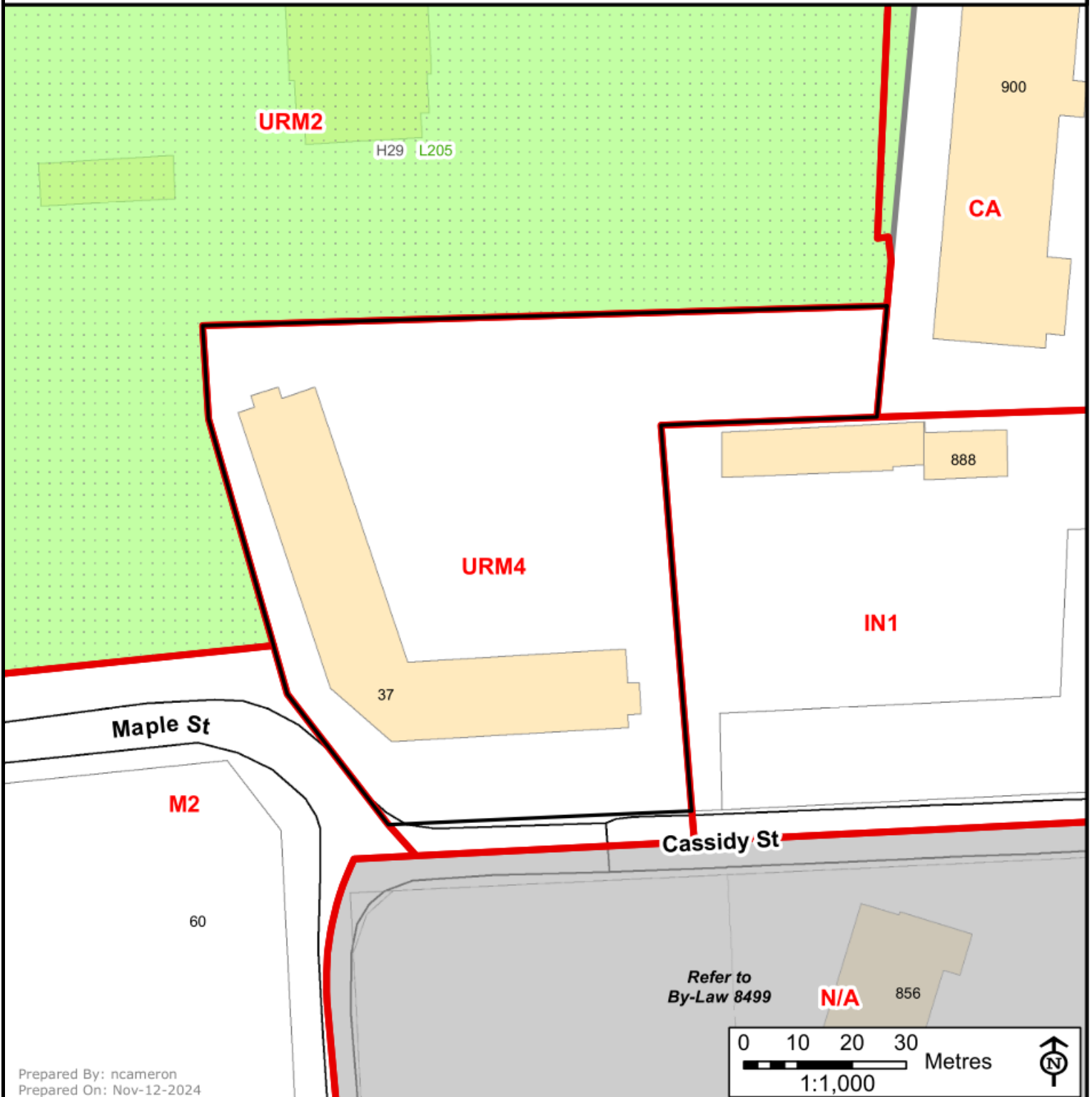


Planning Services

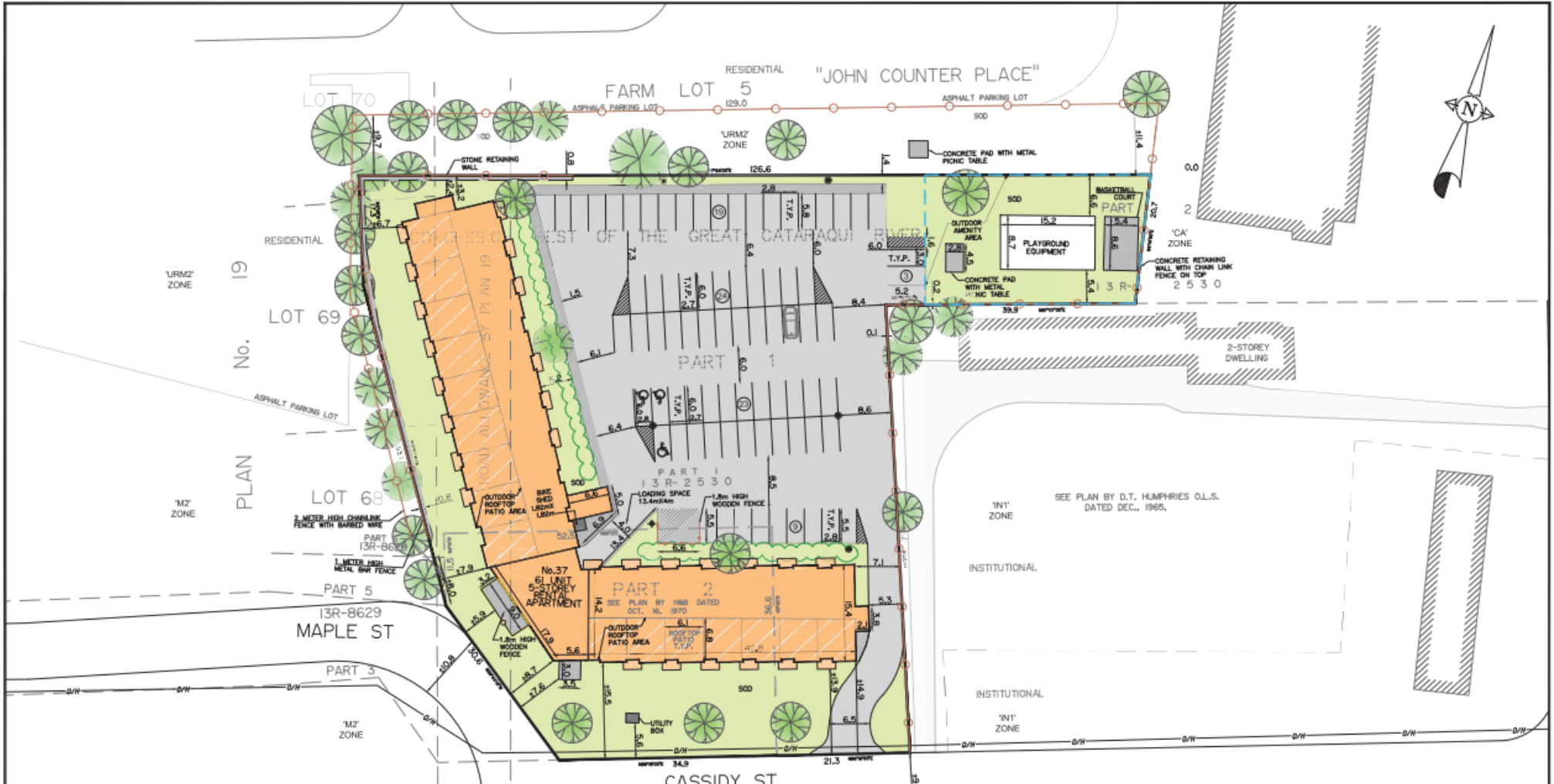
Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Address: 37 Cassidy Street
File Number: D13-083-2024
Prepared On: Nov-12-2024

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



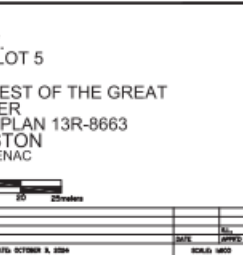
Prepared By: ncameron
Prepared On: Nov-12-2024



PLOT PLAN
37 CASSIDY ST.
PART OF FARM LOT 5
PLAN 13R-8663
CONCESSION WEST OF THE GREAT
CATARAQUI RIVER
PARTS 1 AND 2, PLAN 13R-8663
CITY OF KINGSTON
COUNTY OF FRONTENAC

SCALE = 1:600 METRIC

DATE: OCTOBER 9, 2024



LEGEND

	ASPHALT DRIVEWAY		EXISTING OUTDOOR AMENITY AREAS
	CONCRETE WALKWAYS		EXISTING FENCE
	LANDSCAPED AREA		OVERHEAD POWERLINE
	FIRE HYDRANT		EXISTING ROOFTOP PATIO
	LIGHT STANDARD		EXISTING STONE RETAINING WALL
	HEDGE ROW		EXISTING APARTMENT BUILDING FOOTPRINT
	EXISTING TREE		

GENERAL NOTES:
LOT AREA: 7,884.6m²
OUTDOOR/INDOOR AMENITY AREA: 718.9m²
NUMBER OF PARKING SPACES: 78

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO BY DIVIDING BY 0.3048.

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BUILDING FOOTPRINT:
BUILDING FOOTPRINT, LANDSCAPED OPEN SPACE AND PARKING AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

OCTOBER 9, 2024

1024



**KINGSTON & FRONTENAC HOUSING CORPORATION
COMMON ROOM CONVERSION-37 CASSIDY STREET**

ISSUED FOR PERMIT/TENDER
DATE : 2024-10-25

DRAWING LIST:

ARCHITECTURAL

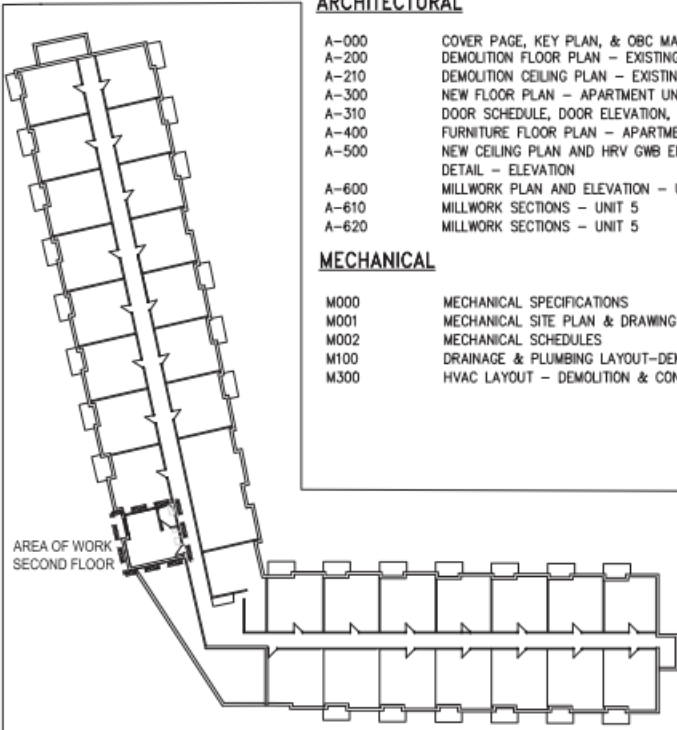
- A-000 COVER PAGE, KEY PLAN, & OBC MATRIX.
- A-200 DEMOLITION FLOOR PLAN - EXISTING COMMON ROOM
- A-210 DEMOLITION CEILING PLAN - EXISTING COMMON ROOM
- A-300 NEW FLOOR PLAN - APARTMENT UNIT 5
- A-310 DOOR SCHEDULE, DOOR ELEVATION, AND PARTITION TYPES
- A-400 FURNITURE FLOOR PLAN - APARTMENT UNIT 5
- A-500 NEW CEILING PLAN AND HRV GWB ENCLOSURE
DETAIL - ELEVATION
- A-600 MILLWORK PLAN AND ELEVATION - UNIT 5
- A-610 MILLWORK SECTIONS - UNIT 5
- A-620 MILLWORK SECTIONS - UNIT 5

MECHANICAL

- M000 MECHANICAL SPECIFICATIONS
- M001 MECHANICAL SITE PLAN & DRAWING LEGEND
- M002 MECHANICAL SCHEDULES
- M100 DRAINAGE & PLUMBING LAYOUT-DEMOLITION & CONSTRUCTION
- M300 HVAC LAYOUT - DEMOLITION & CONSTRUCTION

ELECTRICAL

- E001 ELECTRICAL SPECIFICATIONS
- E002 ELECTRICAL SPECIFICATIONS
- E003 ELECTRICAL SPECIFICATIONS
- E010 ELECTRICAL SITE PLAN &
DRAWING LEGENDS
- E011 ELECTRICAL SINGLE LINE
DIAGRAM
- E012 ELECTRICAL PANEL SCHEDULES
- E200 LIGHTING LAYOUT-SECOND FLOOR
- E300 POWER LAYOUT-SECOND FLOOR



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OBC MATRIX

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LOCATION 205 RIDEAU STREET, KINGSTON, ON			Building Code Reference
Ontario Building Code Data Matrix, Part 11- Renovation of Existing Building			
11.1	EXISTING BUILDING CLASSIFICATION	DESCRIBE EXISTING USE: ----- CONSTRUCTION INDEX: ----- HAZARD INDEX: ----- <input checked="" type="checkbox"/> NOT APPLICABLE (NO CHANGE OF MAJOR OCCUPANCY)	11.2.1 T 11.2.1.1A T 11.2.1.1 B TO N
11.2	ALTERATION TO EXISTING BUILDING IS:	BASIC RENOVATION <input checked="" type="checkbox"/> EXTENSIVE RENOVATION <input type="checkbox"/>	11.3.3.1 11.3.3.2
11.3	REDUCTION IN PERFORMANCE LEVEL:	STRUCTURAL: BY INCREASE IN OCCUPANT LOAD <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES BY CHANGE OF MAJOR OCCUPANCY <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES PLUMBING <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES SEWAGE- SYSTEM <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	11.4.2 11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5
11.4	COMPENSATION CONSTRUCTION:	STRUCTURAL <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) INCREASE IN OCCUPANT LOAD <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) CHANGE OF MAJOR OCCUPANCY <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) PLUMBING <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) SEWAGE- SYSTEM <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN)	11.4.3 11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.2.6

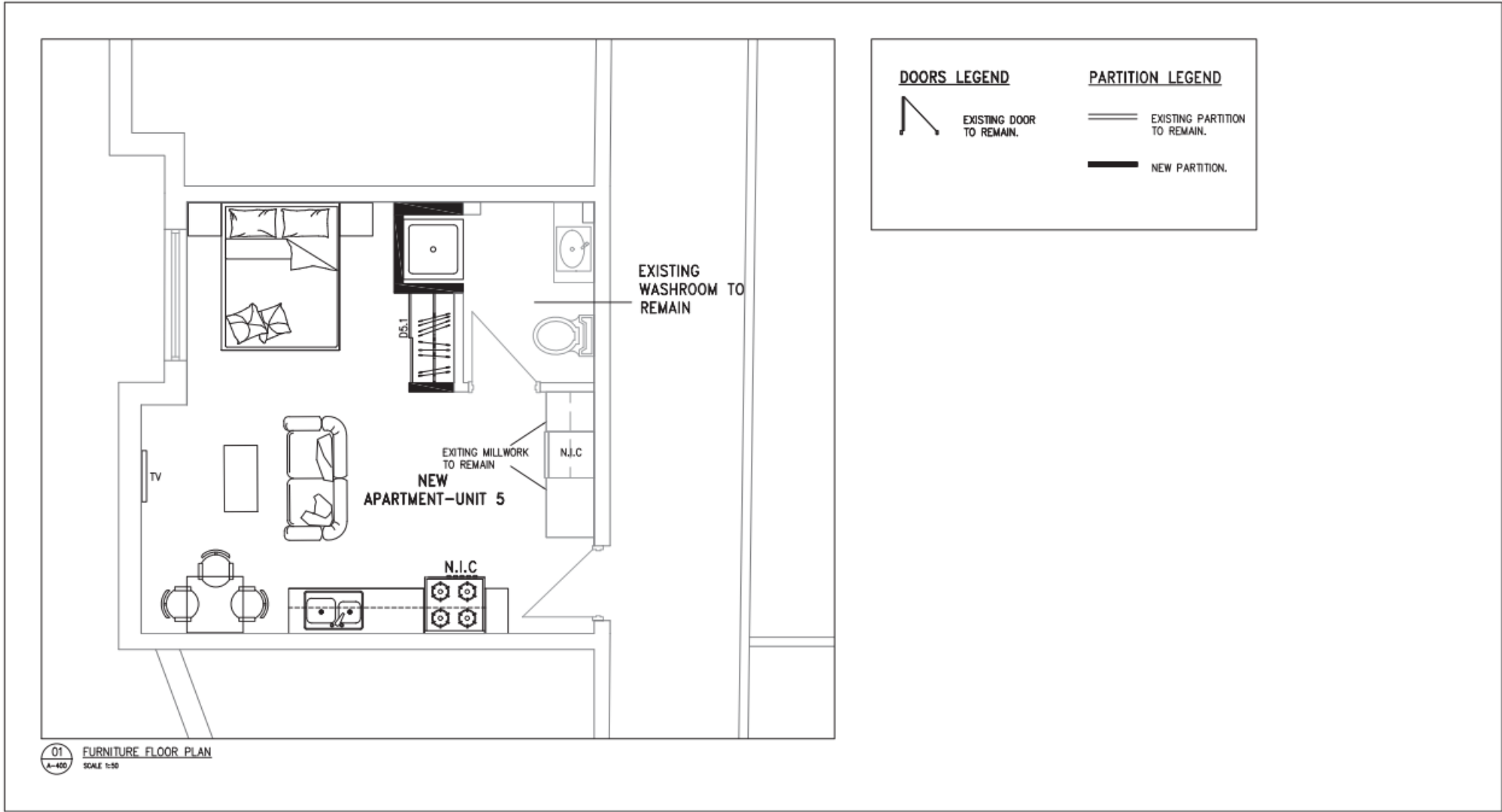


Sheet Title:
COVER PAGE, KEYPLAN, AND O.B.C MATRIX

Project:
KINGSTON & FRONTENAC HOUSING CORPORATION
COMMON ROOM CONVERSION
37 CASSIDY STREET, SECOND FLOOR, KINGSTON, ON

ARCHICANA

Date: 12/07/2024	Scale: NTS
Drawn By: SS	Revision: PERMIT / TENDER
Sheet Number: A 000	



- LOOSE FURNITURE, FRIDGE, STOVE AND TV ARE BY OTHERS (SHOWN FOR REFERENCE ONLY)
- WASHROOM FIXTURES, KITCHEN SINK, AND RANGE HOOD TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
- N.I.C = NOT IN CONTRACT



Sheet Title:
FURNITURE FLOOR PLAN - APARTMENT UNIT 5

Project:
KINGSTON & FRONTENAC HOUSING CORPORATION
COMMON ROOM CONVERSION
37 CASSIDY STREET, SECOND FLOOR, KINGSTON, ON



Date: 12/07/2024	Scale: 1:50
Drawn By: ss	Revision: PERMIT / TENDER
Sheet Number: A-300	

Site Photographs- November 8, 2024



Figure 1: Front Entrance of 37 Cassidy Street



Figure 2: Exterior Amenity Space at North-East Corner of Site



Figure 3: Adjacent Amenity Area at Rear of Property



Figure 4: Amenity Area at Rear of Property



Figure 5: Sidewalk and Accessible Amenity Area at Rear of Property



Figure 6: Surface Parking Lot (78 Spaces)