



**City of Kingston
Report to Committee of Adjustment
Report Number COA-25-017**

To: Chair and Members of the Committee of Adjustment
From: Chris Wicke, Senior Planner
Date of Meeting: January 27, 2025
Application for: Minor Variance
File Number: D13-087-2024
Address: 23 Traymoor Street
District: District 10 - Sydenham
Owner: Shoshanna Green
Applicant: Asterisk Engineering Corporation

Council Strategic Plan Alignment:

Theme: Regulatory & compliance

Goal: See above

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for a minor variance for the property located at 23 Traymoor Street. The applicant is proposing to construct a front porch and an enclosed entry onto the existing dwelling.

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.

January 27, 2025

Page 2 of 10

Recommendation:

That minor variance application, File Number D13-087-2024, for the property located at 23 Traymoor Street to permit a front porch and an enclosed entry on the existing dwelling, be approved, as described below:

Variance Number 1: Deck and porch minimum front setback

By-Law Number: 2022-62: Table 4.20.4.2

Requirement: 3.5 metres

Proposed: 2.2 metres

Variance Requested: 1.3 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-25-017.

January 27, 2025

Page 3 of 10

Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Chris Wicke, Senior Planner

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

Tim Park, Director, Planning Services

Malcolm Norwood, Supervisor, Development Approvals

January 27, 2025

Page 4 of 10

Options/Discussion:

On November 18, 2024, a minor variance application was submitted by Asterisk Engineering Corporation, on behalf of the owner, Shoshanna Green, with respect to the property located at 23 Traymoor Street. The variance is requested to permit the construction of a covered front porch and an enclosed entry onto the existing dwelling. The existing dwelling currently has a small concrete front porch with steps that are oriented parallel to the front face of the house. The existing dwelling is set back 6.28 metres from the front lot line, meeting the minimum setback requirements. The enclosed entrance is proposed to project 1.75 metres from the front face of the dwelling, meeting the minimum front setback requirement. However, the proposed covered porch and stairs would project an additional approximately 2.3 metres toward the front lot line. As such, a reduction is required from the general provision specifying the minimum front setback for decks and porches of 3.5 metres to 2.2 metres. No relief is required from the provisions of the applicable zone.

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

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

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

Site Characteristics

The subject property is located at 23 Traymoor Street (Exhibit B – Key Map). The property is north of Union Street, south of Hill Street and west of Ellerbeck Street. The property contains a two-storey single detached house with an existing small front porch, with a deck and a detached garage in the rear yard. The property is located in an established urban residential area surrounded by single detached houses (Exhibit C – Neighbourhood Context Map).

The subject property is designated Residential in the Official Plan (Exhibit D – Official Plan Map) and zoned Urban Residential 5 Zone (UR5) in Kingston Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map).

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

January 27, 2025

Page 5 of 10

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.

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

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 on Schedule 2 – City Structure of the Official Plan. This proposal does not seek a significant change that would impact the surrounding properties or neighbourhood characteristics. The subject property is located in a residential area of the City consisting of predominately detached houses of varied built form. The proposal to construct a covered front porch and an enclosed entrance is compatible with the surrounding area. The modifications are not anticipated to have any negative impacts on the neighbourhood. The proposed entrance features are to take place in the front yard. No change to the primary use of the property is proposed as a result of the minor variance. An expansion to the building footprint is proposed, and it is in keeping with the size and form of the surrounding houses.

This proposal to permit the construction of a covered front porch and an enclosed entrance meets all compatibility criteria and will not result in any negative off-site impacts to abutting properties. The proposed entrance elements have minimal potential for impacts and will not result in a loss of privacy due to intrusive overlook. Increased levels of light pollution, noise, or odour are not anticipated. Adverse effects due to shadowing are also not anticipated as the proposed entrance features at approximately one-storey in height are well below the overall height of the existing two-storey building. Located on the southern portion of the front face of the building, no significant shadows will be created by the proposed structure and there is minimal potential for shadows from the entrance features to affect the adjacent property.

While the location of the proposed entrance features will be readily visible from the street and surrounding area due to the location in the front yard of the home, no adverse impacts to the streetscape along Traymoor Street are anticipated. There is an existing concrete porch on the Traymoor Street frontage of the house. No additional zoning relief is required beyond the requested minor variance for the front yard setback.

January 27, 2025

Page 6 of 10

The proposed covered front porch and enclosed entrance are of a suitable scale and will provide for an improved entrance with weather-protection and additional storage, with improved covered amenity space. The entrance features are designed to be complementary to the characteristics of the existing house and the broader streetscape.

The proposal will not negatively impact the functional needs of the current or future residents. The footprint of the principal building will be increased by a small amount through the introduction of the enclosed entrance.

The proposed structure will have no negative impact to the site functioning in terms of access, parking for vehicles or bicycles, or universal accessibility. The existing provision of parking spaces will be unchanged. This proposal is not subject to Site Plan Control.

The proposal has been reviewed from an urban design perspective and with consideration for applicable urban design policies endorsed by Council. There are no concerns from a design perspective with the proposal.

The property is not a designated heritage resource, nor is it located adjacent to designated properties.

The property is within an area of archaeological potential identified as ‘Composite Archaeological Potential’. However, Heritage Services has determined that no archaeological assessment will be required at this time as the principal structure likely resulted in subsurface disturbance during its construction. The property uses municipal water and sewage services. As this application proposes to permit an addition to the existing structure with no new services and an existing dwelling, no additional service usage is expected.

The cumulative impact of the variance requested for this proposal does not warrant a zoning by-law amendment. The Committee of Adjustment may require additional conditions as it deems appropriate to the approval of the application. Recommended conditions are listed in “Exhibit A – Recommended Conditions”, attached to this report. Conditions may be added, altered, or removed at the Committee’s discretion.

The proposal meets the intent of the Official Plan, as the proposed front porch and an enclosed entry will not result in any negative impacts to adjacent properties or to the neighbourhood.

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

The subject property is zoned Urban Residential 5 Zone (UR5) in Kingston Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map). The UR5 zone permits a range of residential uses including a house. The property is also subject to the general provisions of the By-Law including those of Section 4.20 regarding decks, porches and balconies.

The proposal requires a variance to Table 4.20.4 of the Kingston Zoning By-law. The following describes the required relief:

January 27, 2025

Page 7 of 10

Variance Number 1: Deck and porch minimum front setback

By-Law Number: 2022-62: Table 4.20.4.2

Requirement: 3.5 metres

Proposed: 2.2 metres

Variance Requested: 1.3 metres

The variance requested maintains the general purpose and intent of the applicable provisions of the zoning by-law which is to avoid the construction of deck and porch structures in the front yard which result in obstructions, visual discontinuity, or issues of access for maintenance.

The enclosed entrance meets the minimum front setback requirements of the UR5 zone. However, the proposed covered porch and reoriented stairs would project an additional approximately 2.3 metres toward the front lot line. As such, a reduction of 1.3 metres is required from the general provision requiring a minimum front setback for decks and porches of 3.5 metres, permitting the porch and stairs to be located 2.2 metres from the front lot line. The proposed entrance features are actually placed further back from the front lot line than the porches and entrances on many of the nearby properties. Again, no relief is required from the provisions of the applicable UR5 zone for the proposed development.

The covered porch and enclosed entry have been carefully designed to be appropriate for the context and are in keeping with similar projections into the front yard as other buildings in proximity. They are proposed to be a height of 0.72 metres from grade to the floor, with an area of approximately 13.4 square metres.

The requested variance maintains the general intent and purpose of the zoning by-law.

The variance is minor in nature

The requested variance to permit the proposed covered porch and enclosed entrance are considered minor as they are in keeping with similar features on the street, they will be limited to the site, and they are limited in the potential for any impacts. The proposed entrance elements are compatible with the principal dwelling, the surrounding properties and the existing neighbourhood, and they will support the residential use of the property. The proposed covered front porch and enclosed entrance would replace an existing small front porch. They are designed with an attention to detail and quality of construction that is in keeping with the adjacent structures and the surrounding neighbourhood. The proposed alterations are not anticipated to result in any adverse effects to the surrounding neighbourhood.

The proposed front porch and enclosed entrance comply with all other applicable zone provisions, including the front yard setback for the principal structure, interior and aggregate interior setbacks, landscaped open space, number of storeys and number of dwelling units per lot. The proposal will not change the fundamental design characteristics of the neighbourhood. No impact on the surrounding land uses is anticipated.

The variance is considered minor in nature.

January 27, 2025

Page 8 of 10

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

The requested variance is desirable and appropriate use of the land as the scale and design of the covered front porch and enclosed entrance is appropriate for the dwelling size, and they have been carefully detailed to be compatible with the existing characteristics of the home and surrounding properties. The proposed entrance features have minimal potential for impacts on both surrounding properties and the streetscape, while improving the liveability and function of the property for the residents, with improved weather protection and amenity space and in a manner that is sensitive to the existing residential context. The variance is desirable and appropriate use of the land.

The variance is desirable and appropriate use of the land.

Technical Review: Circulated Departments and Agencies

- | | | |
|-------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Heritage Services |
| <input type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input checked="" type="checkbox"/> Real Estate |
| <input type="checkbox"/> Fire & Rescue | <input checked="" type="checkbox"/> Kingston Hydro | <input checked="" type="checkbox"/> Environment Division |
| <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input 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"/> Municipal Drainage | <input type="checkbox"/> Parks of the St. Lawrence |
| <input checked="" 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.

Public Comments

At the time this report was finalized, no 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.

January 27, 2025

Page 9 of 10

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 permit the construction of a covered front porch and an enclosed entrance on existing single detached house.

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 January 27, 2025 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 10 days in advance of the meeting. In addition, notices were sent by mail to a total number of 50 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

January 27, 2025

Page 10 of 10

Contacts:

Malcolm Norwood, Supervisor, Development Approvals, 613-546-4291 extension 3236

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

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Neighbourhood Context Map
- Exhibit D Official Plan Map
- Exhibit E Zoning By-Law Map
- Exhibit F Site Plan
- Exhibit G Floor Plans and Elevations
- Exhibit H Site Photos
- Exhibit I Public Notification Map

Recommended Conditions

The approval of minor variance application, File Number D13-087-2024, to construct a covered front porch and enclosed entrance, shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variance applies only to the proposed front porch and enclosed entrance at 23 Traymoor Street as shown on the plot plan 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.



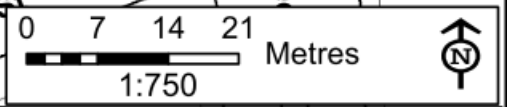
Committee of Adjustment Key Map

Address: 23 Traymoor St.
File Number: D13-087-2024
Prepared On: Dec-16-2024

 Lands Subject to Minor Variance



Prepared By: ncameron
Prepared On: Dec-16-2024



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Committee of Adjustment Neighbourhood Context

Address: 23 Traymoor St.
File Number: D13-087-2024
Prepared On: Dec-16-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels






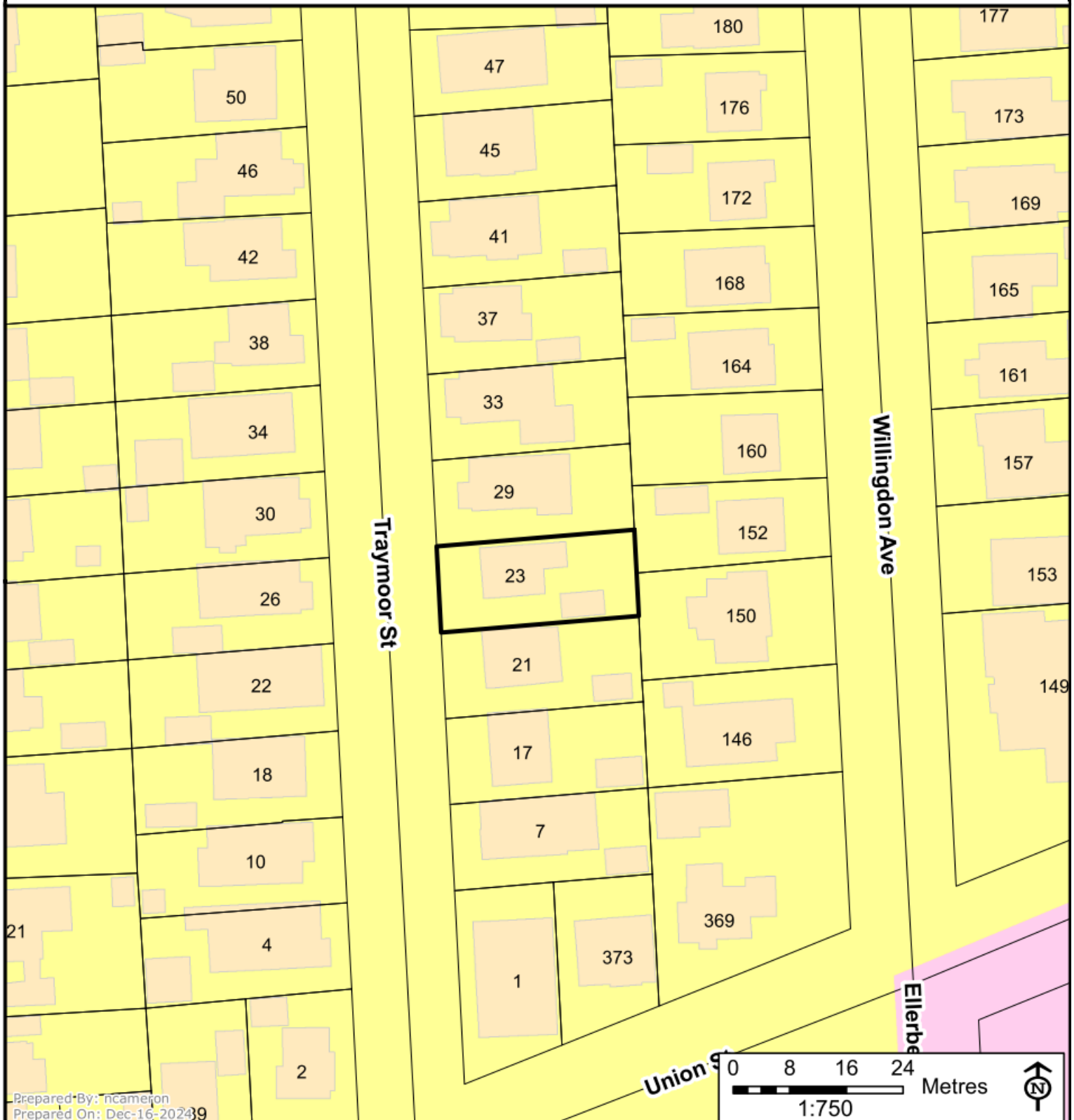
Prepared By: neameron
Prepared On: Dec-16-2024



Committee of Adjustment Official Plan, Existing Land Use

Address: 23 Traymoor St.
File Number: D13-087-2024
Prepared On: Dec-16-2024

-  Subject Lands
-  Institutional
-  Residential



Prepared By: ncameron
Prepared On: Dec-16-2024

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

Planning Services

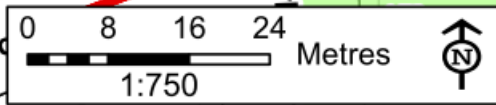
Address: 23 Traymoor St.
File Number: D13-087-2024
Prepared On: Dec-16-2024

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: ncameron
Prepared On: Dec-16-2024



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Exhibit F
Report Number COA-25-017



1
EXISTING KEY PLAN
SCALE: N.T.S.

BUILDING SCHEDULE SUMMARY		
DESCRIPTION	AREA	
	sqft	sqm
EXISTING BUILDING TO REMAIN	734.79	68.20
NEW DECK/PROCH TO BUILD	143.66	13.34
TOTAL PROPOSED BUILDING AREA	895.35	82.54

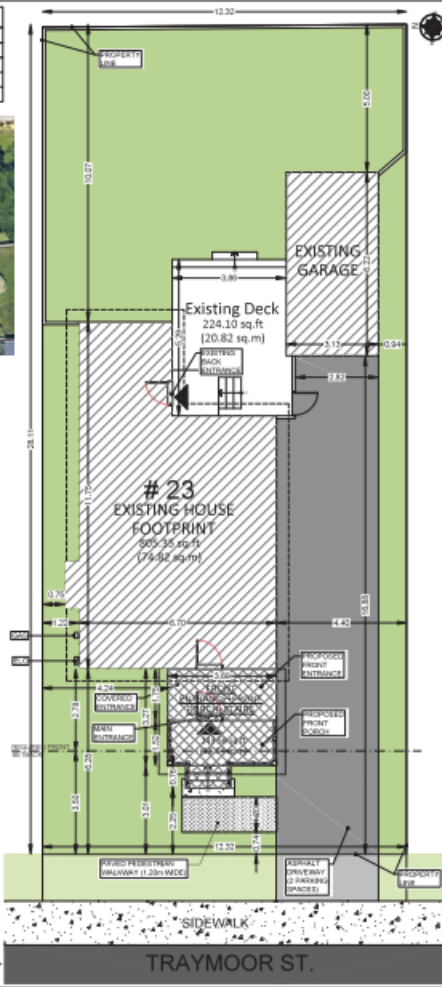
The total site area is 13,349 sq ft (1,235 sq m).



BUILDING SCHEDULE (Zone URS - RESIDENTIAL)						
Kingston Township Zoning By-Law Number 2022-62						
25 TRAYMOOR ST. - KINGSTON, ON (Single detached house, duplex)						
DESCRIPTION	EXISTING		PROPOSED		REQUIRED	
	area	percent	area	percent	area	percent
Minimum Lot area (m ²)	345.59	---	845.59	---	370.00	---
Total Building area (m ²)	128.46	---	188.03	---	---	---
Total Footprint area (m ²)	68.20	---	74.82	---	---	---
Max. Building coverage (%)	33.39%	---	21.60%	---	15%	0.00%
Min. Landscaped area (m ²)	330.15	49.70%	305.47	58.88%	---	50.00%
Paved surface area (m ²)	125.44	36.30%	142.12	41.12%	---	---
Max. Building height (m)	7.83	---	7.83	---	10.7	---
Min. Front setback (m)	6.38	---	6.38	---	4.50	---
Min. Rear setback (m)	10.07	---	10.07	---	15%	---
Min. Side/Corner setback (m)	6/6	---	6/6	---	4.50	---
Min. Interior setback (m)	0.75 / 4.40	---	0.75 / 4.40	---	0.60	---
Min. Single-Storey Corner setback (m)	5.15	---	5.15	---	9.00	---
Max. # of Principal Buildings per lot (units)	1	---	1	---	1	---
Max. Building depth (m)	11.75	---	13.5	---	18.00	---
# Car space (units)	2	---	2	---	2	---
Min. Lot Frontage (m)	12.25	---	12.25	---	10.00	---
Max. Deck coverage (%)	20.83	6.00%	37.58	7.82%	10.00%	---

BUILDING SCHEDULE (Table 4.20.4. - Decks and Porches)						
Kingston Township Zoning By-Law Number 2022-62						
25 TRAYMOOR ST. - KINGSTON, ON (Single detached house, duplex)						
DESCRIPTION	EXISTING		PROPOSED		REQUIRED	
	area	percent	area	percent	area	percent
Maximum surface area of Deck/Porches*	---	2.5%	---	2.7%	---	10.0%
Minimum front setback**	4.75	---	2.25	---	0.50	---
Minimum interior setback**	0.75 / 4.40	---	0.75 / 4.40	---	0.50	---
Minimum rear setback**	N/A	---	N/A	---	4.50	---
Minimum side setback**	N/A	---	N/A	---	3.00	---

2
EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"



3
PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

HOME ADDITION
23 Traymoor St.,
Kingston, Ontario
K7K 4K9

CLIENT:
Roald Smith Construction

ASTERISK
ENGINEERING CORPORATION
1480 Bath Rd. Suite 201
Kingston, ON, K7M 4W6
Phone: (613) 542-2040
www.asteriskengineering.com

ISSUED FOR	REV	DATE
APPROVAL	0	SEP 09, 2024
CITY COMMENTS	1	OCT 09, 2024
CITY COMMENTS	2	NOV 14, 2024

DESIGN NOTES:
Do not scale drawings. Refer to Architectural drawings for dimensions. All elevations / dimensions shall be verified with Architectural drawings and any discrepancy shall be reported immediately to consultant. Read this drawing in conjunction with ALL applicable Architectural, Structural, Mechanical, Electrical and other disciplines involved. This drawings are "design drawings" only and are not intended to be used as shop drawings.



DRAWING TITLE:
EXISTING & PROPOSED SITE PLAN

SCALE:	UNITS:
N.T.S.	in, UNO

DESIGN:	DRAWN:
TC	TC

DATE: SEPTEMBER 09, 2024
PAGE NO: 24-007
DRAWING NO: AR-01



BUILDING SCHEDULE SUMMARY

DESCRIPTION	sqft	sqm
EXISTING BUILDING TO REMAIN	734.70	68.20
NEW DECK/PORCH TO BUILD	143.66	13.34
TOTAL PROPOSED BUILDING AREA	878.36	81.54

The total deck area is 13.34sqft (1.43sqm)

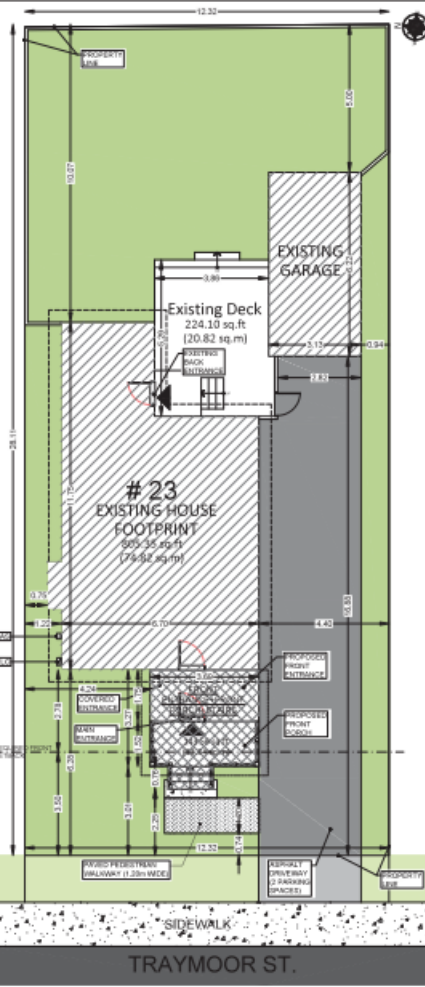
BUILDING SCHEDULE (Zone URS - RESIDENTIAL)
Kingston Township Zoning By-Law Number 2022-52
23 TRAYMOOR ST. - KINGSTON, ON (Single detached house, duplex)

DESCRIPTION	EXISTING	PROPOSED	REQUIRED
	area	percent	area
Minimum Lot area (m ²)	345.59	---	370.00
Total Building area (m ²)	128.46	---	185.02
Total Footprint area (m ²)	68.20	---	74.82
Max. Building coverage (%)	31.59%	---	31.87%
Min. Lotsetback area (m ²)	330.15	49.70%	305.47
Max. Building height (m)	7.83	---	7.83
Min. Front setback (m)	6.38	---	6.38
Min. Rear setback (m)	10.07	---	10.07
Min. Side setback (m)	N/A	---	N/A
Min. Interior setback (m)	0.75 / 4.40	---	0.75 / 4.40
Min. Aggregate Setback (m)	5.15	---	5.15
Max. # of principal buildings per lot (unit)	1	---	1
Max. Building depth (m)	11.75	---	11.75
# Car space (unit)	2	---	2
Min. Lot Frontage (m)	12.33	---	12.33
Max. Deck coverage (%)	20.83	4.03%	23.98

BUILDING SCHEDULE (Table 4.20.4. - Decks and Porches)
Kingston Township Zoning By-Law Number 2022-52
23 TRAYMOOR ST. - KINGSTON, ON (Single detached house, duplex)

DESCRIPTION	EXISTING	PROPOSED	REQUIRED
	area	percent	area
Maximum surface area of Deck (m ²)	---	2.28%	2.71%
Minimum front setback*	4.75	---	3.25
Minimum interior setback**	0.75 / 4.40	---	0.75
Minimum rear setback**	N/A	---	N/A
Minimum rear setback**	N/A	---	3.00

* Height greater than 0.6 meter up to 2.2 metres
** Comply with Zoning by-law



HOME ADDITION
23 Traymoor St.,
Kingston, Ontario
K7K 4K9

CLIENT:
Roald Smith Construction

ASTERISK
ENGINEERING CORPORATION
1480 Bath Rd. Suite 201
Kingston, ON, K7M 4K6
Phone: (613) 542-2040
www.asteriskengineering.com

ISSUED FOR	REV	DATE
APPROVAL	0	SEP 09, 2024
CITY COMMENTS	1	OCT 09, 2024
CITY COMMENTS	2	NOV 14, 2024

DESIGNER/NOTES:
Do not scale drawings. Refer to Architectural drawings for dimensions. All elevations/dimensions shall be verified with Architectural drawings and any discrepancy shall be reported immediately to consultant. Read this drawing in conjunction with ALL applicable Architectural, Structural, Mechanical, Electrical and other disciplines involved. This drawings are "design drawings" only and are not intended to be used as shop drawings.

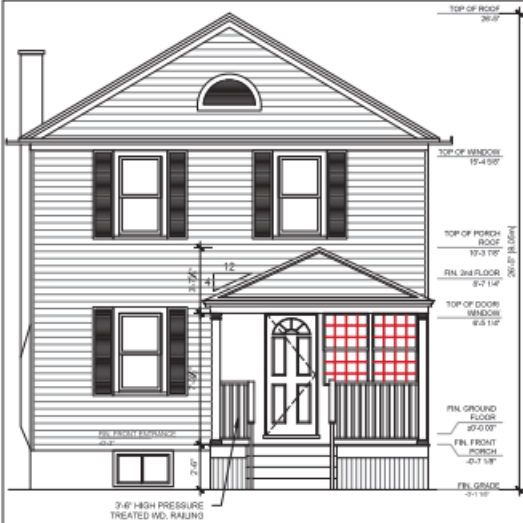
STAMP:
REGISTERED PROFESSIONAL ENGINEER
J. AVELAR PERERA CANADA
1007411
Nov 14, 2024
PROVINCE OF ONTARIO

DRAWING TITLE:
EXISTING & PROPOSED SITE PLAN

SCALE:	UNITS:
N.T.S.	in, UNO
TC	TC

DATES:
SEPTEMBER 09, 2024

PRICE NO.: 24-007 DRAWING NO.: AR-01



2 PROPOSED FRONT ELEVATION (WEST)
AR-02 SCALE 3/16" = 1'-0"



PROPOSED FRONT ELEVATION IMAGE

Table 9.10.15.4. (MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF HOUSES)

SPATIAL SEPARATION: (TO LOT LINE) - SOUTH ELEVATION

WALL AREA	898.58 sqft (82.61 sqm)
LIMITING DISTANCE	14'-0" (4.27m) @ 18%
MAX. ALLOWABLE OPENINGS	127.62 sqft (11.80 sqm)
PROPOSED OPENINGS	58.84 sqft (5.46 sqm) (GLASS AREA ONLY)



1 EXISTING FRONT ELEVATION (WEST)
AR-04 SCALE 3/16" = 1'-0"



EXISTING FRONT ELEVATION IMAGE



3 PROPOSED SIDE ELEVATION (SOUTH)
AR-02 SCALE 3/16" = 1'-0"

HOME ADDITION
23 Traymoor St.,
Kingston, Ontario
K7K 4K9

CLIENT:
Roald Smith Construction

ASTERISK
ENGINEERING CORPORATION
1480 Bath Rd. Suite 203
Kingston-On, K7M 4X6
Phone: (613) 542-2040
www.asteriskengineering.com

ISSUED FOR	REV	DATE
APPROVAL	0	SEP 09, 2024
CITY COMMENTS	1	OCT 09, 2024
CITY COMMENTS	2	NOV 14, 2024

LEGEND/NOTES:
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DRAWING TITLE:
EXISTING & PROPOSED ELEVATIONS

SCALE:	UNITS:
N.T.S.	in, UNO
DESIGN:	DRAWN:
TC	JC/AC
CHECKED:	DATE:
TC	SEPTEMBER 09, 2024
PRICE NO.:	TITLE NO.:
24-007	AR-02

HOME ADDITION
23 Traymoor St.,
Kingston, Ontario
K7K 4K9

CLIENT:
Roald Smith Construction



DATE FOR	REV	DATE
APPROVAL	0	SEP 09, 2024
CITY COMMENTS	1	OCT 09, 2024
CITY COMMENTS	2	NOV 14, 2024

DESIGNER'S NOTES:
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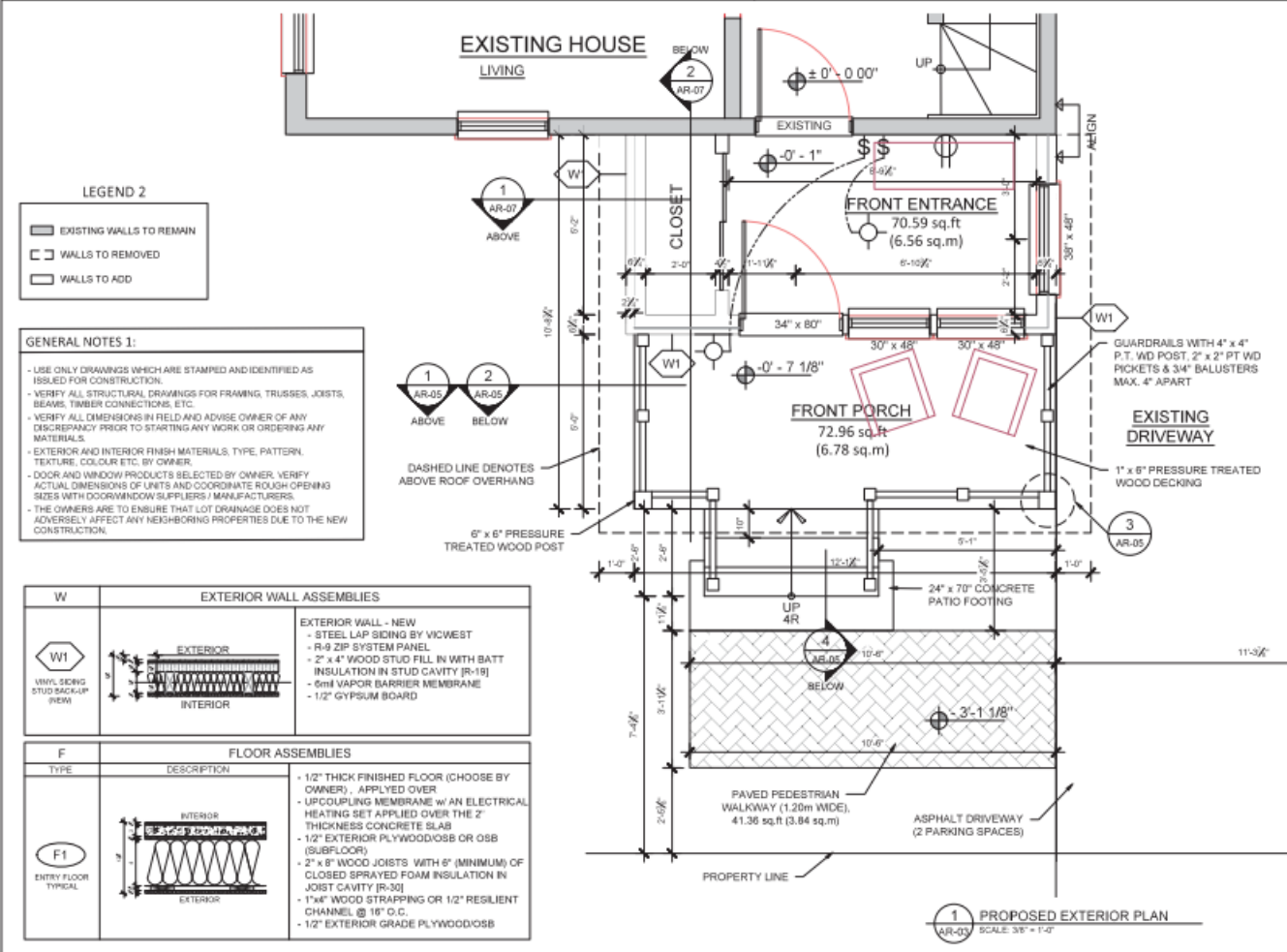
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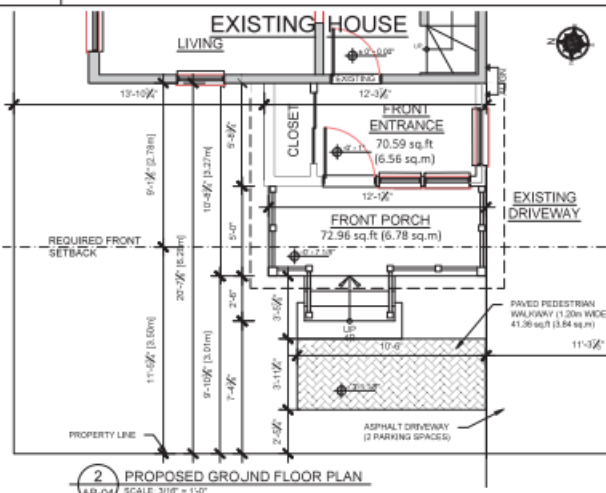
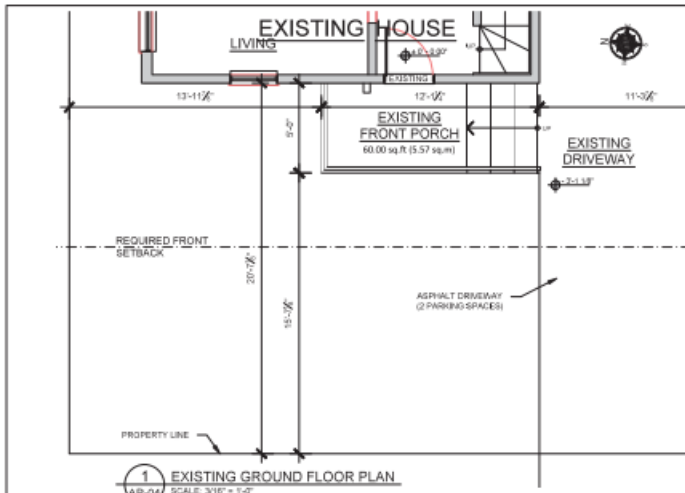


DRAWING TITLE:

PROPOSED EXTERIOR PLAN

SCALE:	UNITS:
N.T.S.	in, UNO
DESIGN: TC	CHECKED: TC
DRAWN: JC/AC	
DATE: SEPTEMBER 09, 2024	
FILE NO: 24-007	DWG NO: AR-03





HOME ADDITION
23 Traymoor St.,
Kingston, Ontario
K7K 4K9

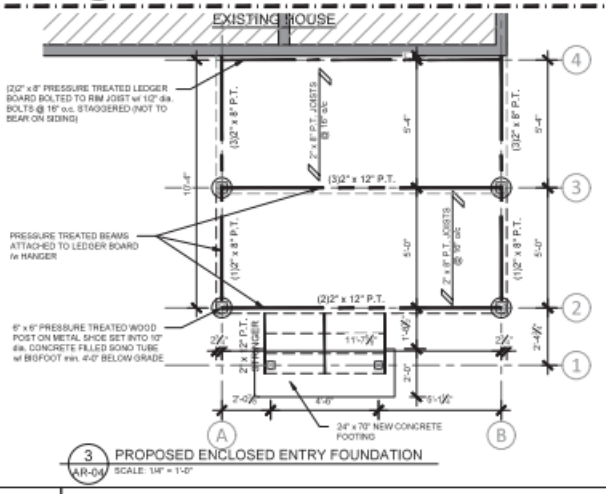
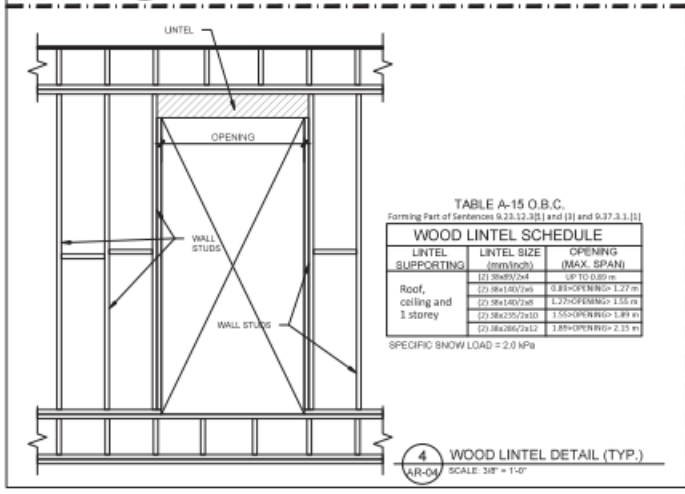
CLIENT:
Roald Smith Construction

ASTERISK
ENGINEERING CORPORATION
1480 Bath Rd. Suite 203
Kingston, ON, K7M 4G6
Phone: (613) 543-2040
www.asteriskengineering.com

ISSUED FOR: _____ REV: _____ DATE: _____
APPROVAL: _____ 0 SEP 09, 2024

CITY COMMENTS: 1 OCT 09, 2024
CITY COMMENTS: 2 NOV 14, 2024

(LEGEND/NOTES)
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SEAL:

DRAWING TITLE:
EXISTING & PROPOSED GROUND FLOOR PLANS, PROPOSED ENTRY FOUNDATION AND DETAILS

SCALE:	UNITS:
N.T.S	in, UNO
DESIGN:	CHECKED:
TC	TC
DATE:	DATE:
SEPTEMBER 09, 2024	
PROJECT NO.:	DATE:
24-007	

AR-04

HOME ADDITION
23 Traymoor St.,
Kingston, Ontario
K7K 4K9

CLIENT:
Roald Smith Construction



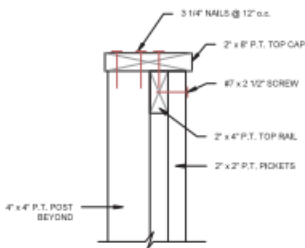
RAISED FOR	REV	DATE
APPROVAL	0	SEP 09, 2024
CITY COMMENTS	1	OCT 09, 2024
CITY COMMENTS	2	NOV 14, 2024

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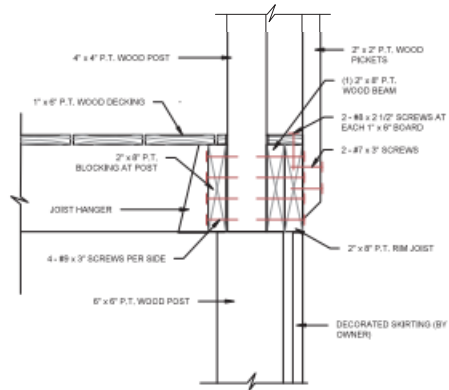
DRAWING TITLE:
GENERAL DETAILS (1)

SCALE	UNITS
N.T.S	in, UNO
DRAWN	CHECKED
TC	TC
DATE:	DESIGNED:
SEPTEMBER 09, 2024	JC/AC
PROJECT No.:	DRAWING No.:
24-007	AR-05



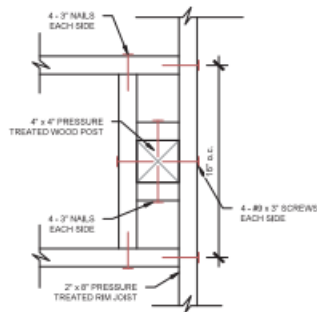
NOTE: THE CONTRACTOR TO VERIFY OBC SB-7 CONFORMITY

1 PORCH DETAIL
AR-05 SCALE: 1 1/2" = 1'-0"



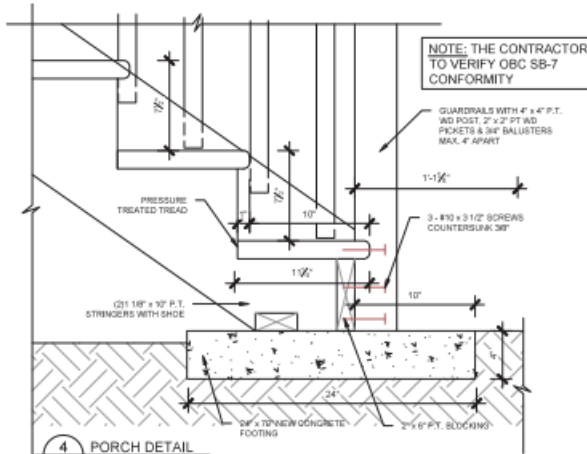
NOTE: THE CONTRACTOR TO VERIFY OBC SB-7 CONFORMITY

2 PORCH DETAIL
AR-05 SCALE: 1 1/2" = 1'-0"



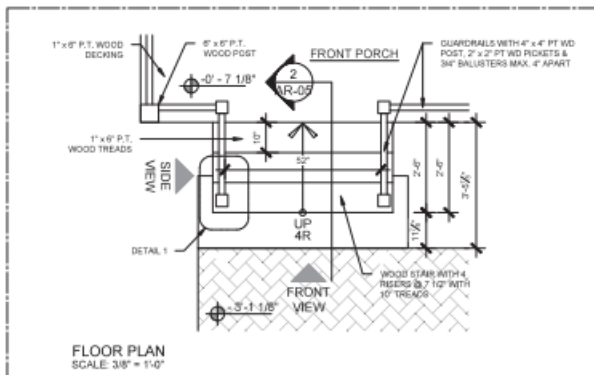
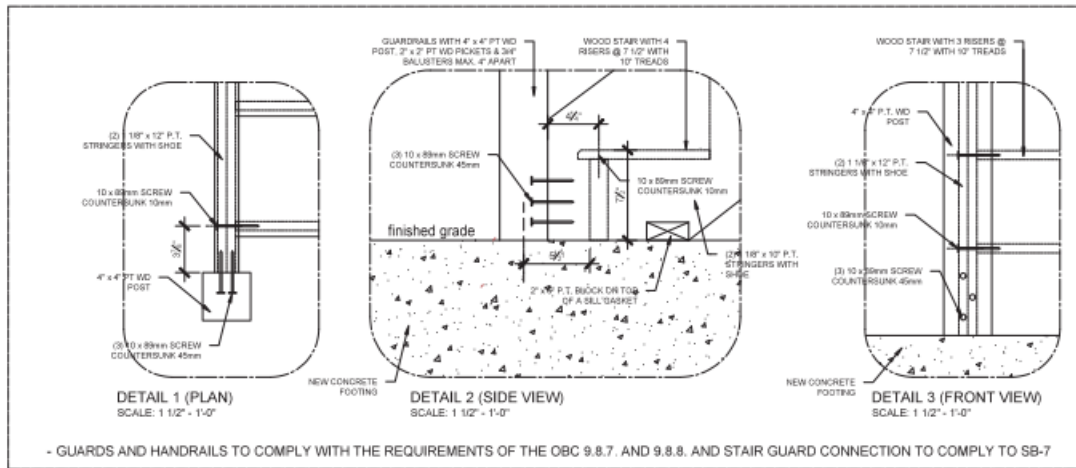
NOTE: THE CONTRACTOR TO VERIFY OBC SB-7 CONFORMITY

3 PORCH DETAIL
AR-05 SCALE: 1 1/2" = 1'-0"

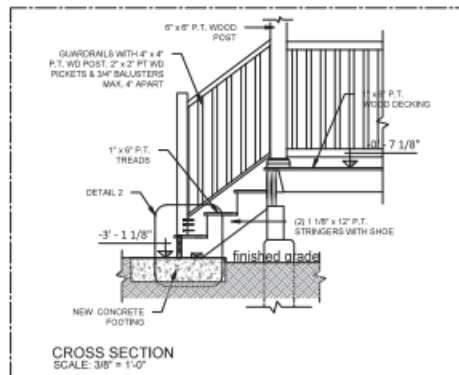


NOTE: THE CONTRACTOR TO VERIFY OBC SB-7 CONFORMITY

4 PORCH DETAIL
AR-05 SCALE: 1 1/2" = 1'-0"



1 STAIRS DETAIL - PLAN
SCALE: N.T.S.



2 STAIRS DETAIL - CROSS SECTION
SCALE: N.T.S.

HOME ADDITION
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Kingston, Ontario
K7K 4K9

CLIENT:
Roald Smith Construction



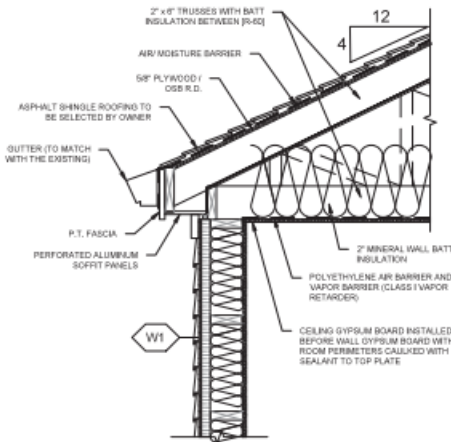
REVISION	REV	DATE
APPROVAL	0	SEP 09, 2024
CITY COMMENTS	1	OCT 09, 2024
CITY COMMENTS	2	NOV 14, 2024

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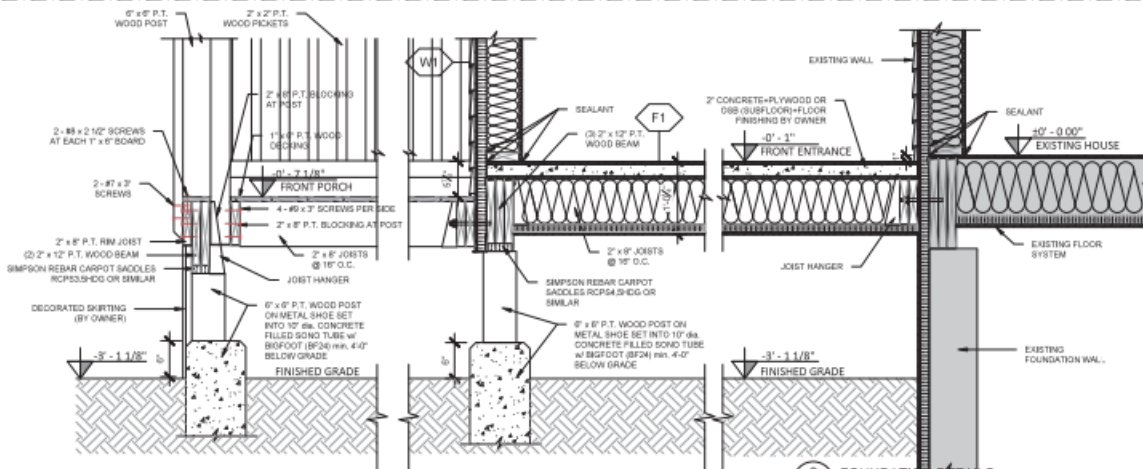
DRAWING TITLE:
GENERAL DETAILS (2)

SCALE	DRAWN	CHECKED	DATE
N.T.S	TC	TC	SEPTEMBER 09, 2024
	TC	JC/AC	
			24-007
			AR-06



NOTE:
PREFABRICATED ROOF FRAMING TRUSS
DESIGN BY SYSTEM
SUPPLIER/MANUFACTURER. PROVIDE
DETAILED SHOP DRAWINGS FOR REVIEW
AND APPROVAL BY BUILDING
DEPARTMENT PRIOR TO FABRICATION.
DRAWINGS TO BE STAMPED BY
PROFESSIONAL ENGINEER LICENSED IN
THE PROVINCE OF ONTARIO, CANADA.

1 ROOF DETAILS
SCALE: 3/4" = 1'-0"



2 FOUNDATION DETAILS
SCALE: 3/4" = 1'-0"

HOME ADDITION
23 Traymoor St.,
Kingston, Ontario
K7K 4K9

CLIENT:
Roald Smith Construction



BOARD FOR	REV	DATE
APPROVAL	0	SEP 09, 2024
CITY COMMENTS	1	OCT 09, 2024
CITY COMMENTS	2	NOV 14, 2024

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DRAWING TITLE:
GENERAL DETAILS (3)

SCALE	UNITS
N.T.S	in, UNO
DESIGNER	CHECKED
TC	TC
DRAWN	DATE
SEPTEMBER 09, 2024	
FIG. NO.	DATE REC.
24-007	AR-07



Figure 1: Looking east at the front of the subject property.



Figure 2: Looking north along the Traymoor Street toward the subject property.



Figure 3: Looking north along the east side of the streetscape beyond the subject property.



Figure 4: Looking south along the east side of the streetscape beyond the subject property.



Figure 5: Looking north on the west side of the street opposite the subject property.



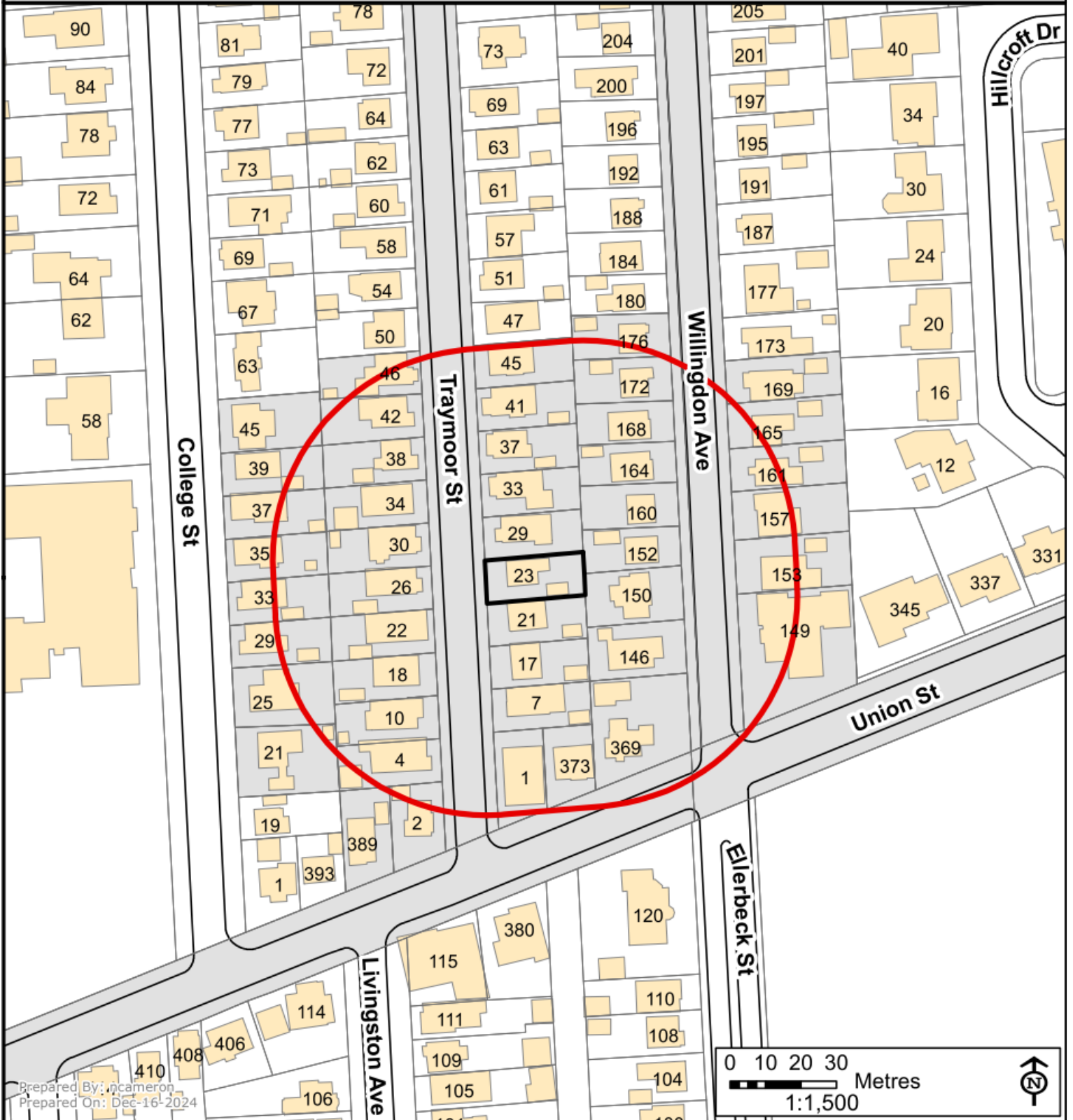
Figure 6: Looking south along the west side of the street opposite the subject property.



Committee of Adjustment Public Notice Notification Map

Address: 23 Traymoor St.
File Number: D13-087-2024
Prepared On: Dec-16-2024

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



Prepared By: incameron
Prepared On: Dec-16-2024

