



City of Kingston  
Planning Committee  
Addendum

19-2024

Thursday, October 24, 2024

6:00 p.m.

Hosted in a virtual, electronic format

**Committee Composition**

Councillor Cinanni; Chair

Councillor Chaves

Councillor Glenn

Councillor McLaren

Councillor Oosterhof

Councillor Osanic

Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or [cloconnor@cityofkingston.ca](mailto:cloconnor@cityofkingston.ca)

Watch live on the [Kingston City Council YouTube](#) channel or register to receive the [Zoom](#) link.

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Pages

**13. Correspondence**

- \*2. Correspondence received October 21, 2024, regarding the Official Plan Amendment and Zoning By-Law Amendment for 55 Cataraqui Woods Drive**

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**From:** [Sebastien Boulianne](#)  
**To:** [Didrikson,Amy](#); [Slevin,Jacob](#)  
**Subject:** 55 Cataraqui Woods Drive - Opposition  
**Date:** October 21, 2024 9:50:40 PM

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To whom it may concern,

I have been a Kingstonian for most of my life and have resided on Eunice Drive for nearly a decade. During this period, the city has implemented many changes to this once peaceful part of the city. Most of these changes have negatively affected this neighborhood, and this new proposal to change zoning by-laws for 55 Cataraqui Woods Drive continues that trend. As it stands, the way the city planning committee has approached the community appears to put the onus of proving why this is not beneficial on to the local community; where as, CaraCo are the ones wanting to change existing by-laws and have given no justification as to why this is in any way beneficial to the local community.

First, there are few amenities currently within walking distance in this area. Changing current by-laws would further exacerbate this issue, by decreasing the possibility of having store fronts in the new construction.

Adding yet another floor to the existing construction site will further increase noise to the already existing residents and decrease privacy. The zoning change for the noise in the area will negatively affect resale value and negatively affect citizens in a long established neighbourhood. Eunice Drive has already been affected by the loud noises being emitted from the elevated road constructed behind our neighbourhood and this zoning change will only continue to negatively affect long standing homeowners. Cataraqui Woods Drive being constructed in an elevated manner has already substantially diminished locals' privacy, adding further storeys to this new build will only add to the issue of people being able to overlook our properties.

As a resident of the area, I am also worried about the amount of apartments in this new build which will be reserved for low income housing. This will affect local home prices as well as local public amenities.

Lastly, as a resident of Eunice Drive for the last decade, I have witnessed the negative effects the changes taking place in the Crossfields subdivision has had on local traffic. The lights placed on Cataraqui Woods Drive and the lack of traffic control on both entrances to Eunice Drive and Arnold Drive on Sydenham Road have made leaving our roads during rush hours unbearably overcrowded, often times leading to residents forgoing turning in the direction they require due to the lack of traffic control. The addition of further residents and motor-vehicles in the area will only continue to worsen the already substantial problem.

I firmly reject this proposal and ask the planning committee to do the same.

NOTE: The notice for these zoning changes were limited to homes that are directly adjacent to this new build, however, seeing as this affects far more than these community members these notices should have been further expanded to all locals.

Regards,

Sebastien Boulianne

**From:** [Patricia Hoyeck](#)  
**To:** [Didrikson,Amy](#); [Slevin,Jacob](#)  
**Subject:** Building Proposal  
**Date:** October 21, 2024 9:57:20 PM

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To whom it may concern,

I oppose the proposal re: the building to be built at 55 Cataraqui Woods Drive. We already struggle to leave Eunice Drive in the morning due to traffic, and adding 150 new apartments/vehicles to the area will simply exacerbate this.

Furthermore, we picked this neighborhood for its privacy and seclusion; building a large apartment building overlooking our property and providing substantial noise bylaw changes would negatively affect our living space.

I think CaraCo should respect the current bylaws. Although our notice of bylaw changes make reference to a legacy exception (L226), our attempt to find any information on the city website was unsuccessful. I disapprove of the lack of transparency.

I therefore oppose this proposal.

Thank you,

Patricia

**From:** [Mary Hicks](#)  
**To:** [Didrikson, Amy](#)  
**Cc:**  
**Subject:** Community Meeting re: 55 Cataraqui Woods Drive October 24, 2024  
**Date:** October 22, 2024 8:18:14 PM

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To Planning Services, City of Kingston:

I/we hereby submit our written comments against an application by CaraCo Development Corporation and Fotenn Planning Consultants regarding an amendment to the official plan and also to the Zoning By-laws of the City of Kingston re: 55 Cataraqui Woods Drive. We deem a nine storey apartment building in the midst of a residential single-family neighbourhood unacceptable for the following reasons:

- A. Regarding the request for an amendment to the Official Plan to establish a site-specific policy to allow a 9-storey apartment building as contravening the Cataraqui North Secondary Plan
  - A tall rise building will change the character of this residential neighbourhood of single and semi-detached homes which for years has been developed in that pattern mainly by CaraCo themselves, being the main developer of the adjoining subdivision. To quote from "Density by Design" Issues and Options Report and a project of the City of Kingston, Page 19 "Big city definitions of what is mid-rise or tall are not relevant to the Kingston scale." In cities of our size, mid-rise buildings are 4 to 6 stories while anything 7+ storeys is considered high rise.
  - The proposed development is not within walking distance of any commercial area and is not transit supported. The tenants of a building in this location will be entirely reliant on automobiles. A total of 190 parking spaces will make entrance and egress on Cataraqui Woods Drive untenable. The area is not transit supported. There are no businesses, schools or places of employment within walking distance of the site and as such, car dependency will in no way address the Climate Emergency which our city is trying to deal with, and in fact will exacerbate it. Whereas, the Cataraqui North Secondary Plan envisions the ground floor of an 8 storey building housing commercial uses, CaraCo has no plans to provide such amenities to tenants.
  - Perhaps there are other answers for increased population density in a community such as this one, and I further quote from "Density By Design", Page 14. "While cities do

need to more efficiently use lands within urban boundaries to accommodate more people with more efficient services, the first response often comes in the form of ground-oriented densification such as smaller lot sizes, secondary suites and laneway houses, duplexes, row houses and stacked townhouses."

#### B. Regarding the Zoning By-Law Amendment to a Class 4 Noise Area

- We do not agree with approving the Zoning By-Law regarding Class 4 noise. Class 4 Noise allows for higher daytime and nighttime noise levels than would otherwise be permitted in land use such as residential dwellings and associated outdoor living.
- Noise pollution is an invisible danger. It cannot be seen but is present on land and under water. It is any unwanted or disturbing sound that affects the health and well being of humans and other organisms.
- Class 4 Noise is usually reserved for commercial and industrial uses.
- Developers can apply to municipalities for Class 4 Noise to allow them to construct new sensitive land uses in proximity to existing lawfully established and approved stationary sources
- Exposure to Class 4 noise reduces concentration, results in loss of work efficiency, causes anger and tension, interferes with sleep patterns, produces headaches and irritability. Can cause loss of night vision and may cause colour blindness. NIH, Maryland
- Class 4 Noise areas require warning clauses that state this is a Class 4 area. (NPC 300, Ontario's Noise Guidelines)
- Class 4 areas are usually in proximity to lawfully established noise sources such as an industrial facility.
- We who live in this community do not wish for our quality of life and the value of our properties to be diminished by a development that does not fit into our community and will degrade our living conditions. There are other solutions.

Respectfully submitted

Mary Hicks



Kingston, Ontario

Clinton Hicks



Kingston, Ontario

Colleen Jacobs



Kingston, Ontario