



City of Kingston
Planning Committee
Addendum

17-2024

Thursday, September 19, 2024

6:00 p.m.

Council Chamber

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

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12. Correspondence	
*1. Correspondence received, dated September 4, 2024 to September 17, 2024, regarding the Recommendation Report - 2312 Princess Street	3
*2. Correspondence received, dated September 13, 2024 to September 19, 2024, regarding the Growth Allocations by Sub-Area and Future Urban Boundary Expansion Review	17

Planning Committee Updates

Approved Site Plan Items

- D11-002-2024 – 156 Duff Street
- D11-017-2023 – 1580 Rockwell Drive
- D11-014-2023 – 290 Queen Street
- D11-024-2021 – 705 Development Drive
- D11-046-2020 – 870 Centennial Drive
- D11-029-2021 – 2702 2 Highway
- D11-004-2023 – 1752 Bath Road
- D11-046-2020 – 870 Centennial Road
- D11-016-2022 – 1533 McAdoo's Lane
- D11-005-2023 – 44 Barbara Avenue

Applications Appealed to the Ontario Land Tribunal

1. 2 River Street – OLT-22-004597 – OPA/ZBA – 5-week Hearing commenced on February 5, 2024. Hearing concluded. Waiting on written decision.
2. 4085 Bath Road – Appeal received for the OPA and ZBA. The appeal record is currently being prepared and sent to the OLT. Awaiting an OLT number.

Links to Land Use Planning Documents

Planning Act: <https://www.ontario.ca/laws/statute/90p13>

Provincial Policy Statement: <https://www.ontario.ca/page/provincial-policy-statement-2020>

City of Kingston Official Plan: <http://www.cityofkingston.ca/business/planning-and-development/official-plan>

City of Kingston Zoning By-Laws: <https://www.cityofkingston.ca/business/planning-and-development/zoning>



136 Ellesmeer Ave.
Kingston, ON K7P 3H9

September 17, 2024

Mr. Ian Clendening,
Senior Planner
City of Kingston
1121 John Counter Boulevard
Kingston, Ontario K7K 6C7

Dear Mr. Clendening

**Re: 2312 Princess Street, Kingston, Ontario
City File: D35-004-2022**

The Walnut Grove Estates Community Association, representing property owned by our members adjacent to the proposed development at 2312 Princess Street, City of Kingston, reiterates its concerns on density as per our submissions made to the Planning Department July 21, 2022, and again on December 1, 2023, concerning the current application for Official Plan Amendment and Zoning By-Law Amendment by Patry Inc.

As noted in the previous submissions, the development at 2274 Princess Street raised the bar on property density versus Residential Type 5 Zoning. The 2312 pushes the bar even higher on a property less suitable to it due to lot shape and the existence of a heritage building, forcing layouts not suitable to coexistence with neighbouring households.

Since our last submission, we've learned that the developer has made further alterations which will no doubt adversely impact the homes adjacent to the development. It has recently been discovered and acknowledged by the developer; that the elevation of the ground floor level will be at a higher altitude than first proposed. The end result of this change increases the concerns surrounding over-look and privacy issues.

In addition, it is also worth noting that a recent shadow study has shown that this change in elevation will inevitably increase the shadowing for multiple Ellesmeer Ave homes. It is for these reasons coupled with all the reasons we cited in our December 1, 2023 letter that we strongly urge the Planning department to insist on making substantive changes to the developer's plans.

The Association recognizes the need for more housing and generally is supportive of the City's initiatives in this regard. However, when the approach to satisfying housing shortages is not in balance or even close to compliance with the most recent comparable example of high-density housing then it must be challenged.

With due respect for your consideration,

Garth Bowen

.....

Garth Bowen
Chair
Walnut Grove Estates Community Association

Clendening, Ian

From: Phyllis Langridge [REDACTED] >
Sent: September 17, 2024 4:30 PM
To: Clendening, Ian
Cc: Chaves, Paul
Subject: 2312 Princess Street - City File Number D35-004-2022

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

To: The City Planners and all Members of the Planning Committee

I would like to reiterate my previous concerns at this time although I understand you are ready to approve this application at the upcoming meeting so it is likely to be to no avail. My main concerns are still:

Size - The building is too large for the subject property especially given the proximity to our backyards and increased height due to elevation of the building.

Traffic - The impact on the residential street will be considerable especially given the current volume on Andersen and Princess streets.

Overlook - Increased elevation only compounds this issue. Restricting the balconies to only the second floor does not adequately address this issue. Why are Juliette balconies okay at the buildings 1080 Catarqui Woods Drive and 1005 Centennial Drive which do not overlook any housing at all but is required for the back of this large building that is so imposing.

Overshadowing of our south facing living rooms - With the increased height of the building this impacts us more.

Fencing - The condition of my fence and the washout of the ground underneath it which was caused by flooding of the subject property a few years ago will be impacted by the level of the subject property. I have been flooded from runoff previous and am really concerned about this issue. Also, I believe a retaining wall may be required to fix the existing problem when they finish the grading.

Drainage - Given that there is a drainage swell running behind a number of the easterly houses, the effect of the building and area runoff remains a major concern.

With the storm drain on my property already 4' lower than the existing grade, I can only expect greater issues to come. The city was consulted with the original drainage issue and agreed the developer should address the problem but when the developer ignored their requests to meet, they dropped my complaint.

Siding of the back of building - The industrial siding used on the back of 2274 Princess is very depressing to look at day in and day out. On this building it will be extremely visible given the increased height and placement of the building adjacent to Andersen Drive. The cladding on the back of the building should be consistent with the rest of the building. Hopefully, this is already the case but I couldn't locate information on this.

Submitted respectively,
Phyllis Langridge
143 Ellesmeer Avenue

Clendening, Ian

From: mobrien [REDACTED] >
Sent: September 13, 2024 3:20 PM
To: Clendening, Ian
Subject: RE: Notice of Public Meeting - D35-004-2022 - 2312 Princess Street

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Ian,
Thank you very much for addressing this latest question about balconies.
And I appreciate your explanation of future plans.

Turning the corner units' balconies to face east or west seems like a logical solution. It seems that adopting this same approach for all floors would make sense too, as well as including the north-facing corner units abutting the north end of the pool area. This reduce overlook/privacy issues even more.

I will pass along your reply to those who have asked this same question.

Have a good weekend.
Mary

> Happy to confirm receipt of your e-mail.
>
> That is a great question about the 4th storey âEUR~recessed
> terraceâEUR(tm) and how the impact of the Juliet balconies would play into this design.
> Through discussion with the developer they intend to address the issue
> of balconies in two ways: on the 3rd and 4th floor the eastern most
> and western most (i.e., corner units) they plan on reconfiguring the
> layout to have balconies project outwards, either east or west, rather
> than to the north as currently shown. At the 4th storey, the building
> wall would continue akin to those below.
>
> Sorry for the delay in responding, please let me know if you have any
> follow up question/comment.
>
> Kindly,
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> Ian Clendening (he/him/his)
> Senior Planner
> Planning Services

>
> City of Kingston
> Located at: 1211 John Counter Boulevard,
> 216 Ontario Street Kingston, ON K7L 2Z3
> 613-546-4291 extension 3126
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>
> The City of Kingston acknowledges that we are on the traditional
> homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and
> thanks these nations for their care and stewardship over this shared land.

>
> From: Mary O'Brien [REDACTED] >
> Sent: Friday, September 6, 2024 10:13 AM
> To: Clending, Ian <iclending@cityofkingston.ca>
> Subject: Re: Notice of Public Meeting - D35-004-2022 - 2312 Princess
> Street

>
> Caution: This email is from an external source. Please exercise
> caution when opening attachments or clicking links, especially from
> unknown senders.

>
> Good Morning Ian,
> Thank you so much for this notice (as well as hard copies we have
> received).
> We are delighted to read that the city has made the firm decision to
> allow only Juliet balconies above the 2nd floor on the north side of
> the proposal at 2312 Princess Street.
> It is felt this is a wise and welcomed determination that demonstrates
> a balance in needs of both the developer and abutting neighbours.
> Thank you for your support on that and we look forward to realizing
> the enforcement of that decision at all future stages of this
> application.

>
> One quick question for clarification: at the north wall of the
> northwest wing (which is a slightly different situation than the
> northeast wing), there is a proposed recessed terrace at
> the 4th floor. Will this now be altered to reflect access in line
> with the Juliet balconies? In other words, will there still be a
> recess? If yes, will any access for sitting out on the recess be
> prohibited by railings akin to Juliet(tm)s? Several residents have
> asked for clarification, which you are so adept at providing!

>
> Thanks for listening to our input and having it reflected in what the
> city is now insisting on regarding balconies at this proposed
> development.

>

> Kind regards,
> Mary
> Sent from my iPhone
>
>
> On Sep 4, 2024, at 1:20âEURPM, Clendening,Ian
> <iclendening@cityofkingston.ca<mailto:iclendening@cityofkingston.ca>>
> wrote:
> ï»¿
> I am reaching out to confirm that a Public Meeting has been scheduled
> for Thursday, September 19 for the Official Plan amendment and Zoning
> By-law amendment at 2312 Princess Street where the staff
> recommendation on the revised application will be heard at Planning
> Committee. Attached is the Notice of Public Meeting with meeting and project details.
>
> The latest version of the building found on DASH and in the upcoming
> staff report continues to illustrate projecting balconies along the
> rear on all floors. We have heard from both the developer about their
> desire to have balconies for resident amenity, and from the neighbours
> directly north of the site along Ellesmeer Avenue regarding their
> privacy concerns about the number and height of the balconies along
> the rear wall. With the developer increasing the rear yard setback and
> lowering the east wing height, staff are still supportive of the
> balconies on the first and second floors. The heights of the balconies
> on the first two floors are similar to what is already found in the
> area and is further set back from the rear lot line than what is
> typical of new development of this scale or recent single, semi, or
> townhouse development. Balconies along the north wall will be
> restricted to a Juliet balcony above the second floor to reduce overlook and privacy concerns.
>
> If you have any questions about the file after reading the report
> which will be available on September 13, or about this notice, please
> do not hesitate to contact me.
>
> Kindly,
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> Ian Clendening (he/him/his)
> Senior Planner
> Planning Services
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>
> <Public Notice of a Public Meeting - Sept 19 Meeting.pdf>
>

Clendening,Ian

From: Diane Anderson [REDACTED] >
Sent: September 13, 2024 3:30 PM
To: Clendening,Ian
Subject: Re: Notice of Public Meeting - D35-004-2022 - 2312 Princess Street

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City of Kingston Planning Committee:

When I purchased my house 4 years ago I was well aware that the empty lot abutting my backyard would likely be developed one day. There was a private school located in the heritage building at that time. I was hoping that the use of the land would remain commercial or low density residential as there was an apartment building being constructed at the east end of my street (2274 Princess St.).

I know Princess St.(HWY 2) is a major artery with bus transit services. It is a very busy street and a busy stretch from the uphill curve from Counter/Taylor-Kidd to Andersen. Currently there are no bicycle lanes, therefore you need to use a car(taxi), bus or walk to go anywhere on Princess St. in this area. The intersections at both Sydenham and Princess and Andersen and Princess are not very pedestrian or cyclist friendly. With the opening up of Catarauqui Woods Drive from Sydenham Rd. to Centennial, the traffic on Andersen is going up as people wish to avoid going on Sydenham. It is at times difficult to cross Andersen from Ellesmeer on foot especially close to Rona because of the curve in the road on Anderson just north of Sheridan.

My main concern is the overall size of the building and number of small apartments(density) that the planner intends to build on the size of land available. The height of the building will impact my living conditions greatly. I bought my house because the main living areas have big windows or patio doors facing south. I need the little amount of daylight I get to help me through the winter months. My bedrooms, dining room and living rooms will be shadowed most of the day throughout the winter months.

Walnut Grove was built so that members of our aging population could live in their own homes in an area that they could feel safe and also maintain a certain standard of living while being relatively close to many amenities and medical facilities. This will no longer be the case if a second high density apartment building is allowed to be built so close to the current one at 2274 Princess St.

The current fence between 2312 Princess St and my backyard is almost useless. It is rotting and weak. It provides almost no privacy as it is built at a very low part of my lot. Since the builder does not want to put up a fence then I will have to invest in a stronger, higher one to feel more secure.

I will no longer have any privacy in my south facing outdoor and indoor living areas should such a large building be built especially if the builder is allowed to increase the amount of wall area that is covered with balconies.

Thank you for your considerations,
Diane Anderson

161 Ellesmeer Ave. Kingston

On Wed, Sep 4, 2024 at 1:20 PM Clendening, Ian <iclendening@cityofkingston.ca> wrote:

I am reaching out to confirm that a Public Meeting has been scheduled for Thursday, September 19 for the Official Plan amendment and Zoning By-law amendment at 2312 Princess Street where the staff recommendation on the revised application will be heard at Planning Committee. Attached is the Notice of Public Meeting with meeting and project details.

The latest version of the building found on DASH and in the upcoming staff report continues to illustrate projecting balconies along the rear on all floors. We have heard from both the developer about their desire to have balconies for resident amenity, and from the neighbours directly north of the site along Ellesmeer Avenue regarding their privacy concerns about the number and height of the balconies along the rear wall. With the developer increasing the rear yard setback and lowering the east wing height, staff are still supportive of the balconies on the first and second floors. The heights of the balconies on the first two floors are similar to what is already found in the area and is further set back from the rear lot line than what is typical of new development of this scale or recent single, semi, or townhouse development. Balconies along the north wall will be restricted to a Juliet balcony above the second floor to reduce overlook and privacy concerns.

If you have any questions about the file after reading the report which will be available on September 13, or about this notice, please do not hesitate to contact me.

Kindly,



Ian Clendening (he/him/his)

Senior Planner

Planning Services

City of Kingston

Located at: 1211 John Counter Boulevard,

216 Ontario Street Kingston, ON K7L 2Z3

613-546-4291 extension 3126

iclendening@cityofkingston.ca



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--

Diane Anderson



Clendening, Ian

From: Virginia Jones [REDACTED] >
Sent: September 10, 2024 7:50 PM
To: Clendening, Ian
Cc: Cinanni, Vincent; Glenn, Conny; Chaves, Paul; McLaren, Jeff; goosterhofe@cityofkingston.ca; Osanic, Lisa
Subject: Property at 2312 Princess St. Kingston On.

Follow Up Flag: Follow up
Flag Status: Flagged

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Ian Clendening Senior Planner City of Kingston

Mr. Clendening

Perhaps the Planning Committee and the City Councillors would consider some of the things I will be addressing as a resident of Ellesmeer Ave before approving the Official plan Amendment and Zoning By Law Amendment .

Please consider, is it the most logical and appropriate location for a 302 unit apartment building with two levels of underground parking . I am assuming by that, that the building utilizes too much land mass to accommodate surface parking .

Six weeks of blasting in a residential area consisting mainly of retirees who are home for the greater part of the day is in my opinion unacceptable.

Congesting this area of the city with two large apartment buildings in close proximity to one another plus encroaching on an already established residential area, does not seem to be smart urban planning .

The proposal of this massive apartment building will be a long term project (which given the fact that 2274 Princess St. has yet to be completed.) Residents of North Ellesmere will be facing a construction site for probably 3 years. Tree removal , blasting for 6 weeks, noise, drilling, dust, machinery, trucks coming in & out of the site, will lead to further stress and frustration.

Regards
Virginia Jones
Marc Jones

Sent from my iPad

Clendening, Ian

From: Mary O'Brien [REDACTED] >
Sent: September 6, 2024 10:13 AM
To: Clendening, Ian
Subject: Re: Notice of Public Meeting - D35-004-2022 - 2312 Princess Street

Good Morning Ian,
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One quick question for clarification: at the north wall of the northwest wing (which is a slightly different situation than the northeast wing), there is a proposed "recessed terrace" at the 4th floor. Will this now be altered to reflect access in line with the Juliet balconies? In other words, will there still be a recess? If yes, will any access for sitting out on the recess be prohibited by railings akin to Juliet's? Several residents have asked for clarification, which you are so adept at providing!

Thanks for listening to our input and having it reflected in what the city is now insisting on regarding balconies at this proposed development.

Kind regards,
Mary
Sent from my iPhone

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Kindly,

<image001.png>

Ian Clendening (he/him/his)

Senior Planner
Planning Services

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City of Kingston
Located at: 1211 John Counter
Boulevard,
216 Ontario Street Kingston, ON K7L
2Z3
613-546-4291 extension 3126
iclendening@cityofkingston.ca

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<Public Notice of a Public Meeting - Sept 19 Meeting.pdf>

From: [REDACTED]
To: [Wicke,Chris](#)
Cc: [Agarwal,Sukriti](#)
Subject: RE: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review
Date: September 18, 2024 4:05:37 PM
Attachments: [image001.png](#)

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Thanks for letting me know John

John Grenville, [REDACTED]
[REDACTED]
[REDACTED]

From: Wicke,Chris <cwicke@cityofkingston.ca>
Sent: September-18-24 3:34 PM
To: [REDACTED]
Cc: Agarwal,Sukriti <sagarwal@cityofkingston.ca>
Subject: FW: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review

Hi John,

Thank you for your message.
We have provided your message to Watson and we are looking into your questions.

Best regards,
Chris

From: John Grenville [REDACTED]
Sent: September 17, 2024 12:50 PM
To: Agarwal,Sukriti <sagarwal@cityofkingston.ca>
Cc: Chris Wiebe [REDACTED]
Subject: RE: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Sukriti - Thank you for forwarding a link to [Report Number PC-24-051: Growth Allocations by Sub-Areas and Future Urban Boundary Expansion Review](#). In the short time available to read the 164-page report, I only have time to go back to my December email and see how my concerns and questions have been dealt with.

I offer the following explanation as to why I am so focussed on the student count and the size of the student population that is not included in the 2021 census. There are two reasons: (1) the decision by Council in 2013 to use only the census population count to determine district boundaries and representation on Council, and (2) the decision by staff (and their consultants) to use only the census population count when they are looking at the provision of services in different parts of the City. In the first instance, Council's decision was overturned on appeal to the OMB that determined that the census count penalized the near campus neighbourhoods and that students must be counted. (One of the insulting incidents at the OMB hearing was the city's use of Watson and Associates as one of their witnesses to provide spurious and false reasons why it was not necessary to count students in order to determine Council representation and the district boundaries.) In the second instance, as an example, the Parks and Recreation Master Plan decided that the student residents were not important enough to consider in terms of determining service levels. This meant that the analysis completely ignored the significant use that students made of parklands and their subsequent impact on service levels.

When I sent my email in December 2023, I noted that, from my perspective, numbers are only useful if they are matched up with the information as to where the numbers came from, the assumptions that were made and, if necessary, why they vary significantly from previous estimates. With that in mind, I had hoped that the final report would deal with the following:

Counting Students – In 2013 Watson and Associates (Watson) worked with City staff to develop options for district boundaries to ensure equitable representation on Council. One of the issues was the extent to which post-secondary students were captured in the census. In partnership with Dr. Robert J. Williams, Watson determined that 76.3% (20,561 out of 26,964) of post-secondary students were not included in the census. In Watson and Associates' analysis on the number of uncounted post-secondary students, Watson declared that "of full-time enrollment, an estimated 83% (23,600 students), are not captured in the 2016 Census." (2019 report) Using the information that was provided in the current report, Watson is estimating that "of the 2021 full-time enrolment, an estimated 31% (17,500 students), are not captured in the 2021 Census." (2024 report, pg 3-10). This percentage is down from their preliminary report (November 2023) when Watson and Associates estimated that 51.5% of the students were not captured in the 2021 census. In December I suggested that there is a substantial credibility problem unless there is a clear explanation of why this estimate has dropped so significantly. There is nothing further in this report that explains the enormous difference between the estimated 76% undercount in 2013, the 83% undercount in 2019, the 52% in December 2023, and now the 31% undercount in their current report. For those of us who live in Williamsville District and are used to virtually whole buildings and blocks emptying out in late April, it is ludicrous to suggest that 7 out of every 10 students live in Kingston on a year-round basis, identify Kingston as their permanent residence, (or counted as non-permanent residents) and are included in the Kingston census. Why are we seeing such a significant drop in the estimated number of students that are not captured in the census?

Significant Increase in International Students – Watson has indicated that the number of domestic post-secondary students will increase from 28,300 in 2021 to 36,200 in 2051; and that international students will increase from 5,700 to 12,100. Whereas the number of domestic students will increase by 28% over the domestic student population in 2021, the international student population will increase by 112% over the international student population in 2021. Presumably the enrolment estimates for 2051 come from the post-secondary institutions. However, there should be information on why the international segment is increasing so dramatically in the coming years. This explanation is especially important since the federal government indicated in December 2023 that in addition to reducing the number of student visas and limiting the maximum number of working hours, they will also be doubling the amount of money an international student will need to get a visa. Does the estimate take into account the impact of the action being taken by the federal government? What are the reasons for this significant increase in the number and proportion of international students and why are these reasons not in the final report?

Difficulty in Counting NPRs – In the report Watson identified that in 2021, 51% (2,900 out of 5,700) of the international students were included in the census. The origin of this estimate is not in the report. Statistics Canada has considerable experience with the difficulties of counting non-permanent residents (NPR) that have been part of the census since 1991. The Stats Can website (<https://www150.statcan.gc.ca/n1/pub/75-006-x/2023001/article/00006-eng.htm>) identifies some of the issues with ensuring an accurate count of NPRs: unfamiliarity with the census, reluctance to complete a government form, not understanding that their temporary residence in Canada is considered their usual place of residence, and understand that they are required to participate. This is especially problematic if their study permit is short-term or their entry is in the period just before Census Day. From my perspective the biggest difficulty to counting NPRs who are in Kingston on a study permit is the fact that an unknown majority will not even be physically present in Kingston because the census is conducted after the end of the academic year when most international students have returned to their home country especially if they do not have a work permit. Despite these impediments to capturing the international student population in the census, Watson has indicated that 100% of the increase in international students will be captured in the Census as non-permanent residents. Watson has not acknowledged the problems of international students being captured in the census and the potential for a high under-count, nor indicated why they are making the statement that international students are assumed to have year-round residence. Can you explain why Watson is assuming that 100% of the increase in international students will be captured in the census when they state that only 51% were captured in the 2021 census?

Counting Domestic Students - In terms of domestic students Watson has indicated that 51.9% of domestic students (14,700 domestic students out of a domestic student population of 28,300) are not captured in the 2021 census. (For some strange reason, in 2031, 54.4% of domestic students will not be capture in the census; in 2041, 56.3% and in 2051, 58.3%.) This means that 48.1% of the domestic students attending post-secondary institutions in Kingston have identified Kingston as their permanent home. (And the estimated percentage increases over the next 30 years.) Presumably there is a small percentage of these students who are living at home and attending one of the Kingston post-secondary institutions but there is no indication of who the others are. The directions for conducting the census make it clear that students who return to live with their parents are included at their parents' address even if they live elsewhere while attending school or working a summer job. Watson is making the assumption that 13,600 students have recorded their permanent home as being Kingston. That is, they don't return home to live with their parents and their permanent home is now Kingston. This is inconsistent with observations in the near-campus neighbourhoods that empty out in late April and then are re-populated in early September. What is the basis for the assumption that 48.1% of the domestic students attending post-secondary institutions in Kingston have identified Kingston as their permanent home and are accordingly included in the Kingston census count? Why does the estimated percentage of domestic students not captured in the census increase from 51.9% (2021) to 58.3% (2051) over the 30-year interval?

I will be interested to learn more about the background information supporting the estimates and statements relating to students attending post-secondary institutions in Kingston.

Thank you for ensuring that I saw the report.

John

John Grenville, [REDACTED]

[REDACTED]
john@johngrenville.ca

From: sagarwal@cityofkingston.ca <no-reply@forwardemail.net>

Sent: September-13-24 4:42 PM

Cc: Park, Tim <tpark@cityofkingston.ca>

Subject: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review

Hello,

You are receiving this email as someone who has expressed an interest regarding the City of Kingston's growth update project including the population, housing and employment forecast, employment land review and commercial land review. Planning Services has two important reports going to Council and Planning Committee next week as follows:

- [Report Number 24-223: Commercial Land Review & Strategic Directions](#) will be presented to City Council on Tuesday, September 17, 2024 at 7 p.m. The Commercial Land Review & Strategic Directions report includes a review of Kingston's commercial structure, a long-term technical assessment of the city's commercial needs, including determining if there is sufficient land within the urban boundary to accommodate the required commercial development forecast to the year 2051, and provides strategic policy recommendations to inform the development of commercial policies in the new Official Plan.
- [Report Number PC-24-051: Growth Allocations by Sub-Areas and Future Urban Boundary Expansion Review](#) will be presented to the Planning Committee on Thursday, September 19, 2024 at 6 p.m. As per the medium growth scenario endorsed by Council, the city is projected to grow by 66,800 new residents, 29,300 new housing units and 33,400 new jobs by 2051. This report presents the allocation of the projected growth by four sub-areas (Kingston West, Kingston Central, Kingston East and Kingston North) for the 2021 to 2051 time period; and a discussion of a future urban boundary expansion to accommodate this growth. Members of the public are welcome to attend the meeting and submit written or verbal comments.

These reports have been prepared in support of the new Official Plan project. We encourage you to visit the [Get Involved page](#) for the Official Plan project and consider subscribing for more information as we undertake a shared vision for the next 25 years of Kingston's growth.

Best regards,

Sukriti

Sukriti Agarwal, MCIP, RPP, AICP (she/her/hers)

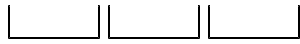
Manager, Policy Planning
Planning Services

City of Kingston



Located at: 1211 John Counter Boulevard
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 ext. 3217

sagarwal@cityofkingston.ca



The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

From: [Agarwal, Sukriti](#)
To: [REDACTED]
Cc: [Boehme, Ryan N.](#)
Subject: RE: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review
Date: September 19, 2024 11:00:55 AM
Attachments: [image002.png](#)

Hello Mr. Wright,

Thank you for your comments and questions. The feedback received will be taken into consideration as we advance work on our new Official Plan.

With respect to your questions and comments on the Growth Report:

1. Staff will be specifically consulting with the Indigenous community as part of the Official Plan project in collaboration with Ridge Road Training and Consulting. Ridge Road Training and Consulting is an Indigenous-owned educational, training and consulting firm rooted in the diverse expertise of Indigenous and settler educators based out of Kenhtè:ke (Tyendinaga Mohawk Territory) & Tkaronto (Toronto).
 - No development is proposed at Lemoine's Point. The staff report acknowledges that these lands are not available for development.
2. The City recently passed amendments to its Official Plan and the Zoning By-Law and implemented a Rental Housing Community Improvement Plan to help support the construction of new housing. Please refer to reports [PC-24-041](#) and [PC-24-030](#).
 - Our understanding is that the old J.E. Horton school site changed ownership over the years and there had been more than one proposal for the site which didn't move forward. The most recent application is now in the final plan of subdivision stage.
 - The city has no control over lands owned by upper levels of government, and these lands are not considered available for development. Staff will continue to reach out to federal and provincial ministries to discuss any surplus lands that may be disposed of in the foreseeable future.
 - Through the recent Official Plan amendment (Report [PC-24-041](#)), the City has included policies in the Official Plan to support modular construction as an innovative housing solution. The Official Plan policies acknowledge that where a modular home does not meet standard zoning provisions due to fixed construction designs and techniques, minor variance applications or, where necessary, rezoning applications, may give consideration to the constraints of modular housing construction in order to support the innovation and efficiency provided by this construction technique.

Please do not hesitate to contact me should you have additional questions or comments.

Regards,

Sukriti



Sukriti Agarwal, MCIP, RPP, AICP (she/her/hers)

Manager, Policy Planning
Planning Services

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From: George Wright [REDACTED]
Sent: September 16, 2024 10:18 AM
To: Agarwal, Sukriti <sagarwal@cityofkingston.ca>
Cc: Boehme, Ryan N. <rboehme@cityofkingston.ca>
Subject: RE: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you Sukriti

The reports are far, far too long:

- Who has the patience to read all this material?

Few comments:

With the [Commercial report](#):

1. I note the following comment at Page 52:

- The need for more diverse commercial offerings, such as hardware stores and specialty food stores, to meet the needs of downtown residents was discussed.

We desperately need a hardware store in Kingston East (such as a small Home Hardware). I note signage at the Gore Road plaza about forthcoming expansion – perhaps this would be a great location.

- Yes, a replacement, but with [decent quality offerings](#), for the shut-down Vandervort store in the down town core is also needed
2. I keep hearing of the ever increasing rental costs for small businesses resulting in retail closures
 - a. What is the City doing to improve its own productivity and thereby REDUCE taxes?
 3. Amazon’s dominance (including with pricing, selection, availability, speed of delivery) is a horrible competitive pressure for retail businesses
 4. The dangerous slalom course of driving down Princess Street with all the delivery vehicles illegally double parked has got to be addressed

With the [Growth report](#):

1. I cannot find any reference, with a word search. To the word “indigenous”.
 - a. **RESTORATION** of lands to our indigenous communities should be a top strategic priority for the City

including Belle Park, Lemoine Point Farm, and etc.

- b. There is only one very brief reference to Lemoine Point in the report – these lands need to be preserved and not “developed” (could become Kingston’s “Stanley Park”)
2. I have not found any references, in my scan of the report, on the issues of the snail’s pace of residential development and lack of construction productivity – what is the City doing to improve?
- a. Good to see (finally!) progress on the old J.E. Horton school site in Barriefield Village:
 - i. Why did this take so long?
 - ii. Why is the National Defence land, between the construction area and Hwy 15, not also being developed?
 - b. How can the City promote efficient residential housing construction relative to our Canada-wide issue of bespoke construction of housing – resulting in horrible productivity and unnecessarily high costs:
 - i. Should the City fast track planning review for developments using modern construction methods and materials (such as factory built housing modules)?
 - ii. See the Editorial in today’s The Globe and Mail newspaper

With my thanks

George Wright



From: Agarwal,Sukriti [<mailto:sagarwal@cityofkingston.ca>]

Sent: September 13, 2024 4:42 PM

Cc: Park,Tim <tpark@cityofkingston.ca>

Subject: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review

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Sukriti



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Manager, Policy Planning
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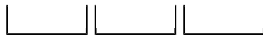
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