



**City of Kingston
Report to Planning Committee
Report Number PC-26-007**

To: Chair and Members of the Planning Committee
From: Paige Agnew, Commissioner, Growth & Development Services
Resource Staff: Tim Park, Director, Planning Services
Date of Meeting: January 15, 2026
Subject: Community Meeting Report
File Numbers: D35-006-2025

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.2 Promote increase in purpose-built rental housing.

Executive Summary:

The following is a Community Meeting Report enclosing information about the following applications that will be subject to a Community Meeting at Planning Committee, with a presentation by the applicant:

- Address: 281 and 285 Princess Street and 216, 220, and 226 Queen Street (File Number D35-006-2025, Application Type: Official Plan and zoning by-law amendments)

January 15, 2026

Page 2 of 4

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Community
Services, Growth & Development
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

| | |
|--|--------------|
| Jennifer Campbell, Commissioner, Community Services | Not required |
| Neil Carbone, Commissioner, Corporate & Emergency Services | Not required |
| David Fell, President & CEO, Utilities Kingston | Not required |
| Desirée Kennedy, Chief Financial Officer & City Treasurer | Not required |
| Jenna Morley, City Solicitor | Not required |
| Ian Semple, Commissioner, Transportation and Infrastructure Services | Not required |

January 15, 2026

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Options/Discussion:

Non-Statutory Community Meeting

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a potential development proposal in the early stages of the development process and to seek feedback from the public and members of Planning Committee. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

A Community Meeting Form (completed by the applicant) and a standard map package showing the location of the subject site, and relevant Official Plan land use designation and zoning information for each proposal are included as an exhibit to this report, as follows:

- 281 and 285 Princess Street and 216, 220 and 226 Queen Street, File Number D35-006-2025 (Exhibit A)

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.

Statutory Public Meeting

If the applications proceed to a complete application, a statutory Public Meeting for each application will be scheduled at a later date and further Notice regarding the Public Meeting will be provided in accordance with the *Planning Act*.

Existing Policy/By-Law:

Planning Act

Provincial Planning Statement, 2024

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

By-Law Number 2007-43, A By-Law to require Development Proponents to Pre-Consult with The Corporation of the City of Kingston respecting Planning Matters

Notice Provisions:

Notices were sent by mail to all property owners (according to the latest Assessment Rolls) within 120 metres of the subject properties and a notice sign was posted on the subject properties.

January 15, 2026

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Climate Risk Considerations

A fulsome review of how the application(s) will affect climate or be affected by climate will be undertaken through the technical review process, including all applicable provincial and local policies. That review will be reflected in the recommendation report brought forward to a future meeting.

Indigenization, Inclusion, Diversity, Equity & Accessibility (IIDEA) Considerations

The application and any future development on the site will have to be consistent with all requirements of the Accessibility for Ontarians with Disabilities Act.

Financial Considerations:

None

Contacts:

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

Lindsay Reid, Senior Planner – Urban Designer, 613-546-4291 extension 3277

Genise Grant, Senior Planner, 613-546-4291 extension 3185

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Community Meeting Form, Application Materials and Map Package for 281 and 285 Princess Street and 216,220 and 226 Queen Street (File Number D35-006-2025)



City of Kingston Community Meeting Form

Note to Applicant: This Form is to be completed by the Applicant and is intended to provide a detailed description of the site, locational context and the proposed application as the basis for a Community Meeting at Planning Committee. The only supplementary information that will be provided by Staff for the Community Meeting is a map package (location, Official Plan, zoning, etc). Please keep residents and members of Planning Committee in mind when completing this form by ensuring that all information is thorough, detailed and understandable. Where a field is not applicable to the site or proposal, please indicate "N/A". Since this Form will be attached as an exhibit to a staff report, this Form must be completed in a manner that is accessible. Please refrain from using formatting or tables that are not accessible. If this form is completed in a manner that is not accessible, it may result in delays to the timing of the Community Meeting and may require staff to make amendments or adjustments prior to attaching the form as an exhibit to a staff report.

Owner/Application Information

Owner: Campus Suites LP

Applicant (if Owner is not the Applicant): Campus Suites LP

Site Characteristics

Site address: 281-285 Princess Street and 216-226 Queen Street

Site area: +/- 3,708 square metres

Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc): The Princess Street frontage is currently occupied with a one (1) storey commercial building that is a former McDonald's restaurant (285 Princess), and a two (2) storey commercial building (281 Princess). The Queen Street frontage is currently occupied with a one (1) storey commercial building that is a former Blockbuster video store (226 Queen), and a two (2) storey residential (216 Queen). The property at 281 Princess Street is designated under Part IV of the *Ontario Heritage Act*, and the property is 216 Queen Street is "listed" on the City of Kingston's Heritage Register.

Official Plan designation: Central Business District

Zoning by-law (zone and other relevant schedules and overlays): Downtown Zone 2 'DT2', Parking Area 1 'PA1', Fourth Unit Holding Overlay

Existing number of trees: 0

Number of existing trees to be retained: n/a

Description of heritage status (not a heritage building, listed, designated or located in a heritage conservation district): The property at 281 Princess Street contains a two-storey commercial building and is designated under Part IV of the *Ontario Heritage Act*. The property at 216 Queen Streets contains a two-storey dwelling and is a listed property on the City of Kingston's Heritage Register. The approximately southern half of the subject property is located within the Princess Street Heritage Character Area (HCA) and the approximate northern portion is within the St. Lawrence Ward HCA, as identified in the Official Plan. The property is not located in a Heritage Conservation District.

Description of Surrounding Uses and Buildings

East: Parking lot, commercial (retail), residential, mixed-use buildings

West: Institutional (St. Andrew's church) and accessory residential (church manse)

North: Commercial (hotel, coworking space), residential

South: Commercial and residential (restaurants, retail)

Description of Proposal

Summary description of the proposal (use, height, floor area, setbacks, units, bedrooms, condominium, rental, affordability level, parking and bike spaces, will existing building or any existing features be retained/renovated/demolished etc.):

The project at 281-285 Princess Street and 216-226 Queen Street consists of a mixed-use, mid/high-rise building that includes integration of a portion of the existing building on the designated heritage property at 281 Princess Street. The other two existing commercial buildings and residential building are proposed to be demolished.

The proposed building takes a modified podium-tower approach, limiting maximum heights within the Princess Street Heritage Character Area to 3 storeys directly along Princess Street and then stepping back to 5-storeys to the approximate middle of the block, then increasing in height to 9 and 16 storeys on the north portion of the site, fronting on Queen and Clergy Streets.

The ground floor uses include commercial on Princess Street, coupled with building amenity and functional uses at grade on Clergy and Queen Streets, which support the upper floor residential component.

The residential component of the proposed development is a private student residence, with accommodations comparable to those provided in student residences and dormitories typically operated by post-secondary institutions. A total of 456 units (612 bedrooms) are proposed, including both defined “Dwelling Units” and “Co-Living Units”. A range of sizes will be provided, including 328 studio-style co-living units with kitchenettes, and more traditional 2, 3 and 4 bedroom dwelling units with full kitchens.

The proposed vehicular parking distribution includes 2 accessible spaces, 2 car share spaces, 4 visitor spaces, and 1 short term delivery space. The proposed bicycle parking distribution includes 265 long term spaces and 30 short term spaces.

Type of Application: Official Plan Amendment and Zoning By-law Amendment

Proposed use: Residential and commercial

Proposed number and type of residential units and bedrooms (if residential): 456 units containing a total of 612 bedrooms.

Proposed gross floor area (of each use):

Commercial: 243 square metres.

Residential: 22,893 square metres.

Proposed height: 62.8 metres

Proposed setbacks:

Front: 3 metres (Clergy)

Interior: Varies

Exterior: Princess Street: 0 metres / Queen Street: 3 metres.

Rear: Varies

Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc):

Resident + Accessible spaces: 2

Car Share: 2

Visitor: 4

Short term delivery: 1

Proposed number of bicycle parking spaces:

Long term spaces: 265

Short term spaces: 30

Proposed landscaped open space: 674 sq.m (including outdoor, at-grade amenity areas)

Proposed amenity area (if residential): 2,290 square metres

Proposed number of trees to be planted: +/- 10 (TBC)

Description of how the application conforms with the Official Plan: The application provides a compatible, context-sensitive mixed-use development in the Central Business District, which is the “Primary Centre” of the City, as identified in the Official Plan. As one of the identified “centres” within the City’s structure on Schedule 2, the CBD is one of the areas “where intensification will be focused, and where greater densities of residential and non-residential development will be permitted” (2.2.7). The proposed development provides a compatible form of intensification at increased density in a location and form that is encouraged and supported by the Official Plan.

The various technical studies, including Urban Design, Heritage, Planning and others, identify that the development satisfies the policies regarding land use compatibility, land use, functionality, cultural heritage, archaeology, and related matters. The proposed mixed-use, podium-tower building includes integration of an existing designated heritage building at 281 Princess Street, and the design approach addresses the low-rise heritage context along Princess Street and the mixed existing conditions along Queen Street through a series of context-sensitive design approaches. This includes the careful placement of building massing that responds to the immediate physical context and addresses matters such as transition between adjacent uses, avoidance of inappropriate shadowing and impacts from traffic, noise and wind, and the protection of on-site and off-site cultural heritage resources.

The provision of limited vehicle parking and enhanced bicycle parking is appropriate for the development given the intended private student residence use, proximity to Queen’s University and location within downtown Kingston.

If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies: Regarding, cultural heritage resources, a Heritage Impact Statement (HIS) was completed for the development and assesses both on-site- and off-site cultural heritage resources and concludes that those resources will be conserved as required under the *Ontario Heritage Act* and consistent with the policies of the Official Plan.

Regarding archaeological resources, a Stage 1 Archaeological Assessment was completed that evaluated archaeological potential of the site and concluded that there is “low potential” for significant archaeological resources.

None of the other areas identified are directly applicable or material to the subject site and proposed development.

Description of amendment(s) required to the Zoning By-law: An application for Zoning By-law Amendment (ZBA) is being filed to add site-specific provisions through a Special Exception Zone to address the private student residence use, building envelope and height provisions, density, vehicle parking supply, bicycle parking dimensions, and amenity area dimensions.

Other information that would be valuable for a Community Meeting: Please refer to the Planning Justification Report and other supporting reports for additional information.

List of Drawings/Studies Submitted

- Planning Justification Report
- Heritage Impact Statement
- Urban Design Study
- Traffic Impact Study with Parking Assessment
- Noise Study
- Wind Study
- Servicing and Stormwater Management Report
- Archaeological (Stage 1)
- Tree Inventory
- Site Plan, Architectural Elevations and Floor Plans

Community Meeting Form Prepared by: The Boulevard Group

Date: October 15, 2025

By-Law Number 2026-XXX

**A By-Law To Amend The City Of Kingston Official Plan (Amendment Number ____,
281 and 285 Princess Street and 216, 220 and 226 Queen Street)**

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on _____;

Now Therefore the Council of The Corporation of the City of Kingston, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The City of Kingston Official Plan is hereby amended by the following map change which shall constitute Amendment Number ____ to the Official Plan for the City of Kingston.
 - (a) **Amend** Schedule '3-D', 'Site Specific Policies', of the City of Kingston Official Plan, so as to designate the property located at 281 and 285 Princess Street and 216, 220 and 226 Queen Street as shown on Schedule 'A' to By-Law Number 2026-____, as 'Site Specific Policy Area Number ____'.
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Site Specific Policy as Section 3.17.____:

"3.17.____. The property located at 281 and 285 Princess Street and 216, 220 and 226 Queen Street is intended to accommodate a mixed-use building with high-density residential and ground floor commercial. The site may be developed subject to the following:

 - a. A height map shall be introduced through the zoning by-law to define the form of the building, including those elements traditionally addressed through angular plane and building height requirements.
 - b. Private off-campus student housing is permitted, including in a format that provides a majority of the units as co-living units, as defined in the zoning by-law."
3. This by-law shall come into force and take effect on the day that is the day after the last day for filing an appeal pursuant to the *Planning Act*, provided that no Notice of Appeal is filed to this by-law in accordance with the provisions of Section 17, Subsection 24 of the *Planning Act*, as amended; and where one or more appeals have been filed within the time period specified, at the conclusion of which, the By-Law shall be deemed to have come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Given all Three Readings and Passed: [Meeting date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

By-Law Number 2026-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Introduction of Exception E__ (281 and 285 Princess Street and 216, 220 and 226 Queen Street))

Passed:

Whereas the Council of The Corporation of the City of Kingston enacted By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (the “Kingston Zoning By-law”);

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-law;

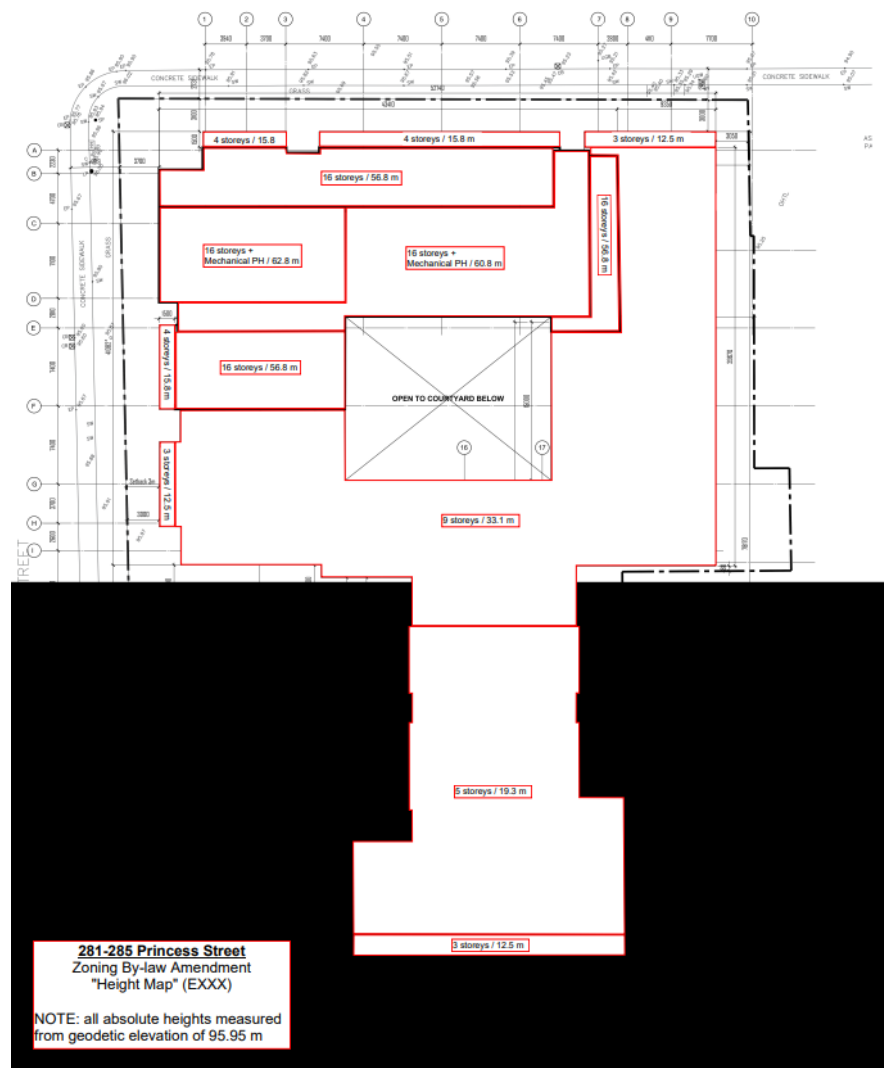
Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-law Number 2022-62”, is amended as follows:
 - 1.1. Schedule E – Exception Overlay is amended by adding Exception ‘E__’, as shown on Schedule “A” attached to and forming part of this By-Law;
 - 1.2. By adding the following Exception Number E__ in Section 21 – Exceptions, as follows:

“E__. Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

 - (a) The maximum residential density is 600 **dwelling units** per net hectare;
 - (b) No part of a **building** will exceed the **height** limits, in metres, shown on Figure E__, with a maximum 0.5 metre variance on noted dimensions permitted;
 - (c) The building **setbacks** are as shown on Figure E__, with a maximum variance as per the provisions of the *Planning Act*, provided that the maximum **setback** on Princess Street is no greater than 0.1 metres for 80% of the length of the **streetwall**, except as required to accommodate inset building entrances;

Figure E__:



- (d) Where a minimum of 60% of **dwelling units** are provided as **co-living units**, the following shall apply:
 - (i) The minimum number of **parking spaces** is 2, the first 2 of which must be **accessible spaces**;
 - (ii) The minimum number of **accessible spaces** is 2;
 - (iii) The minimum number of **visitor spaces** is 4;
- (e) The minimum width of **stacked bike spaces** is 0.45 metres; and
- (f) The minimum size of a communal **amenity area** is 9 square metres, provided that a minimum of 75% of the required **amenity**

area that is provided as communal amenity area is grouped into areas of not less than 54 square metres.”

2. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

Janet Jaynes
City Clerk


Bryan Paterson
Mayor



Schedule 'A' to By-Law Number

Address: 281-285 Princess St.
and 216-226 Queen St.
File Number: D35-006-2025

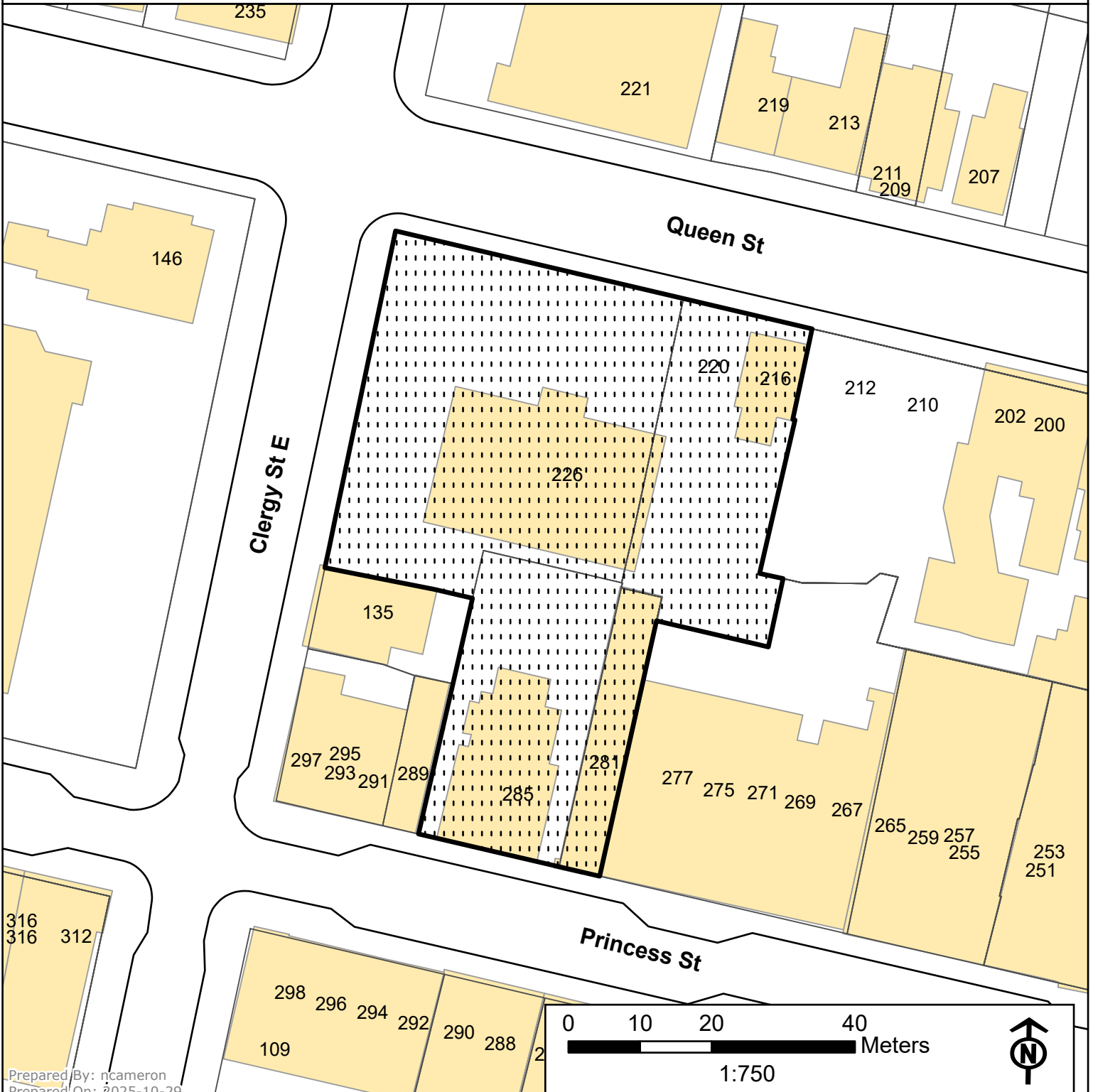
Kingston Zoning By-Law 2022-62 Schedule E - Exception Overlay

 Lands to be added as EXXX

Certificate of Authentication

This is Schedule 'A' to By-Law Number ____, passed this ____ day of _____ 202__.

Mayor Clerk



Prepared By: ncameron
Prepared On: 2025-10-29

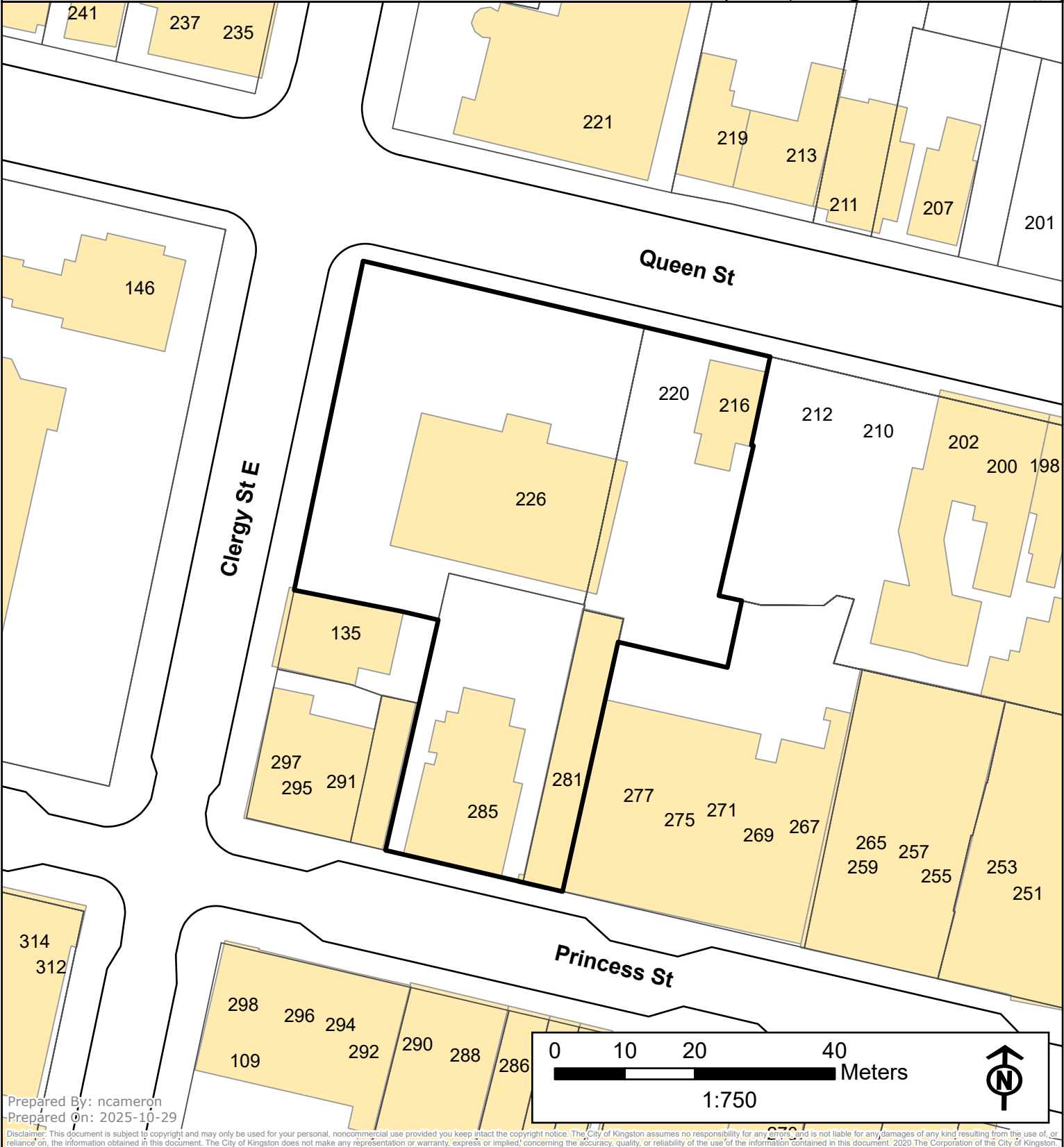
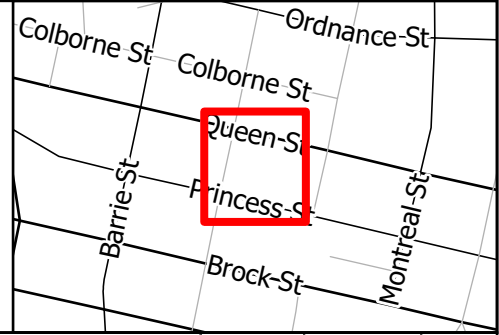
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**Planning Committee
Key Map**

Address: 281-285 Princess St.
and 216-226 Queen St.
File Number: D35-006-2025




 Subject Lands

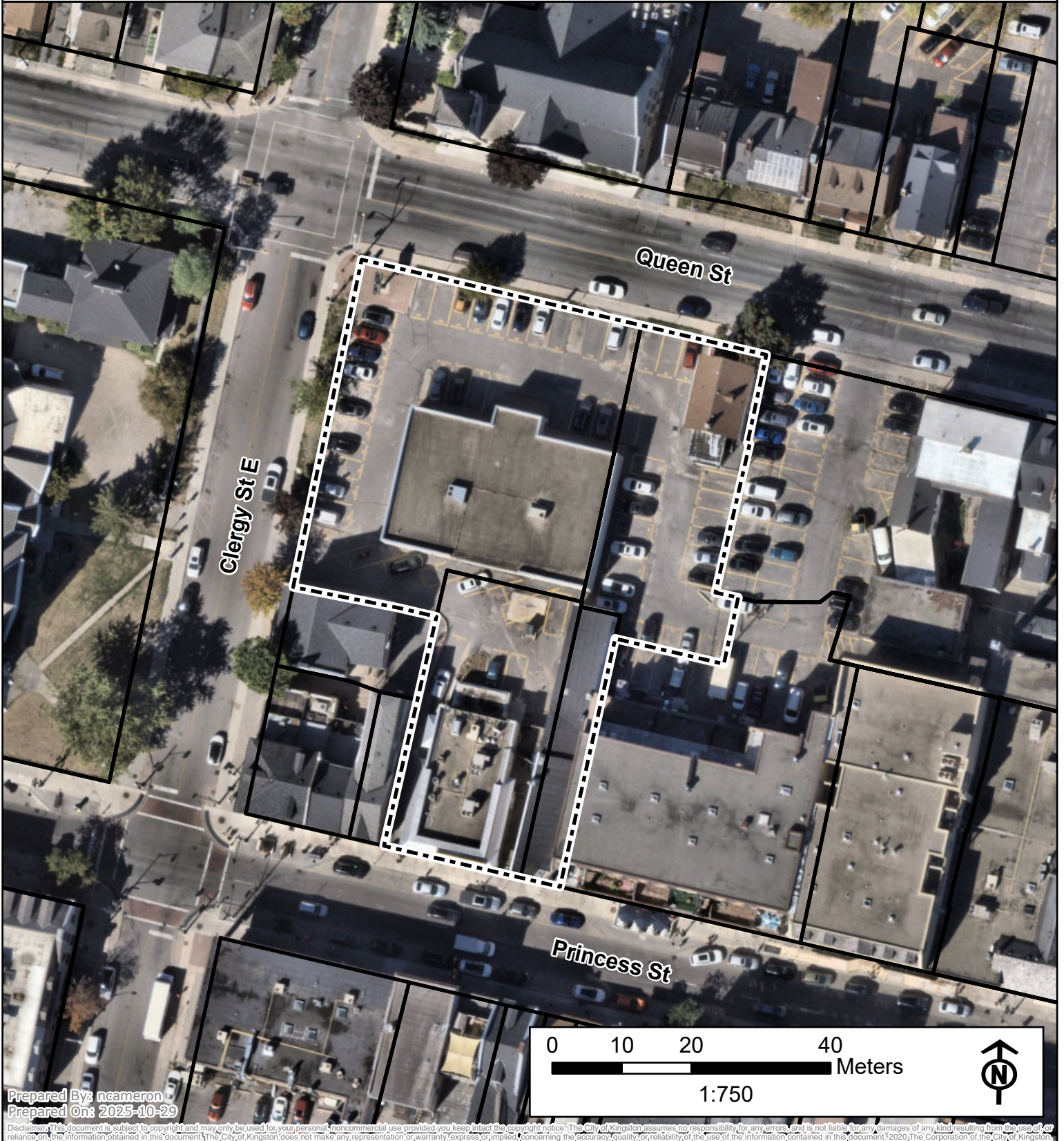




City of Kingston
Neighbourhood Context

Address: 281-285 Princess St.
and 216-226 Queen St.
File Number: D35-006-2025

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Prepared By: ncameron
Prepared On: 2025-10-29

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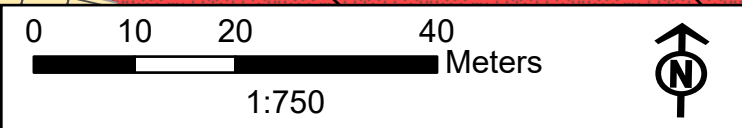
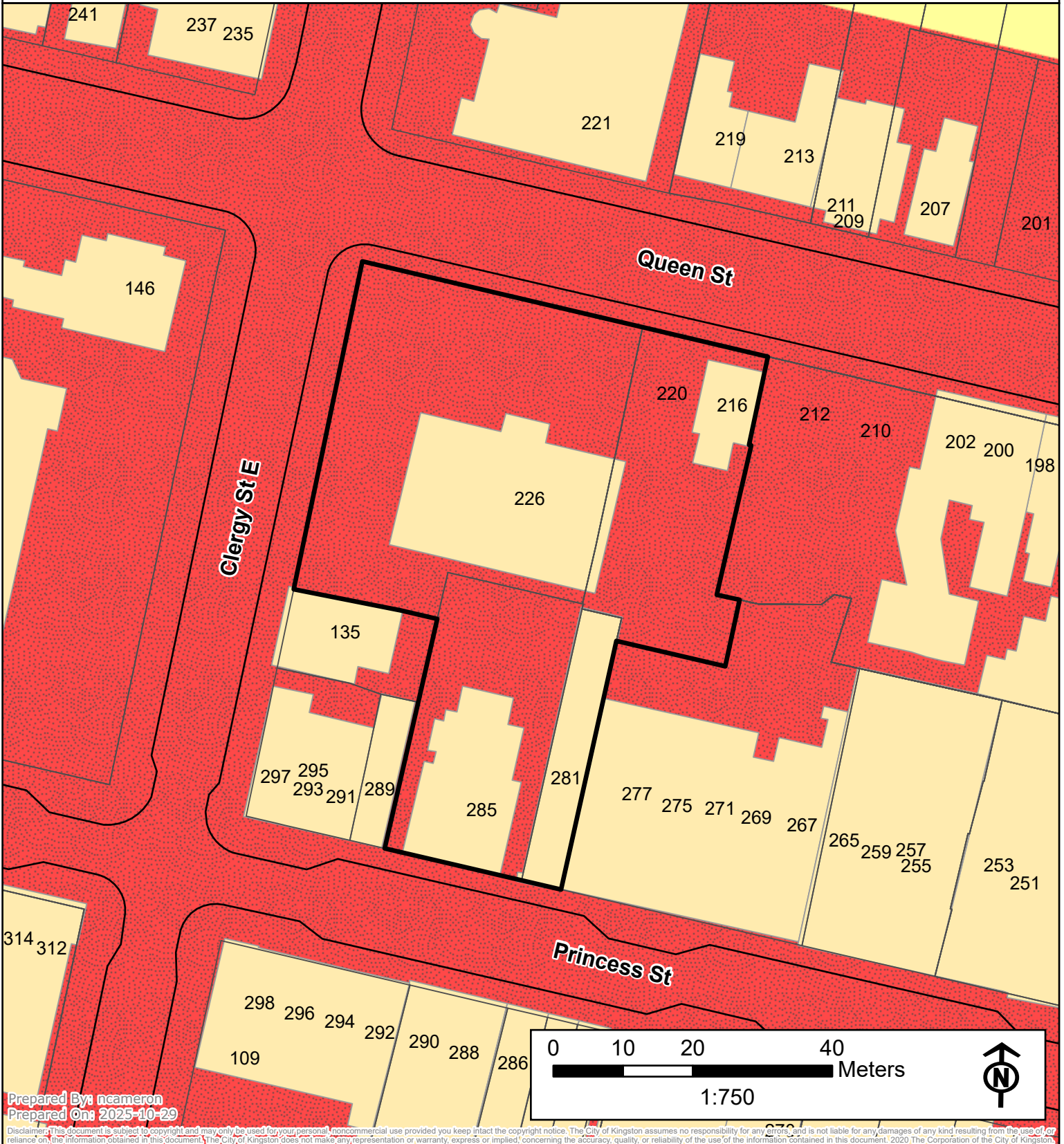


Planning Committee
Official Plan
Existing Land Use

Address: 281-285 Princess St. and 216-226 Queen St.
File Number: D35-006-2025

- Central Business District
- Residential

Subject Lands



Prepared By: ncameron
Prepared On: 2025-10-29

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

Address: 281-285 Princess St.
and 216-226 Queen St.
File Number: D35-006-2025

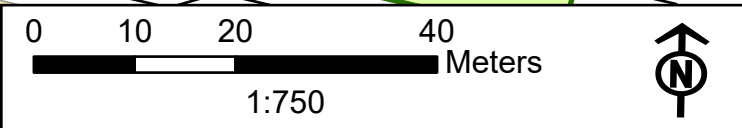
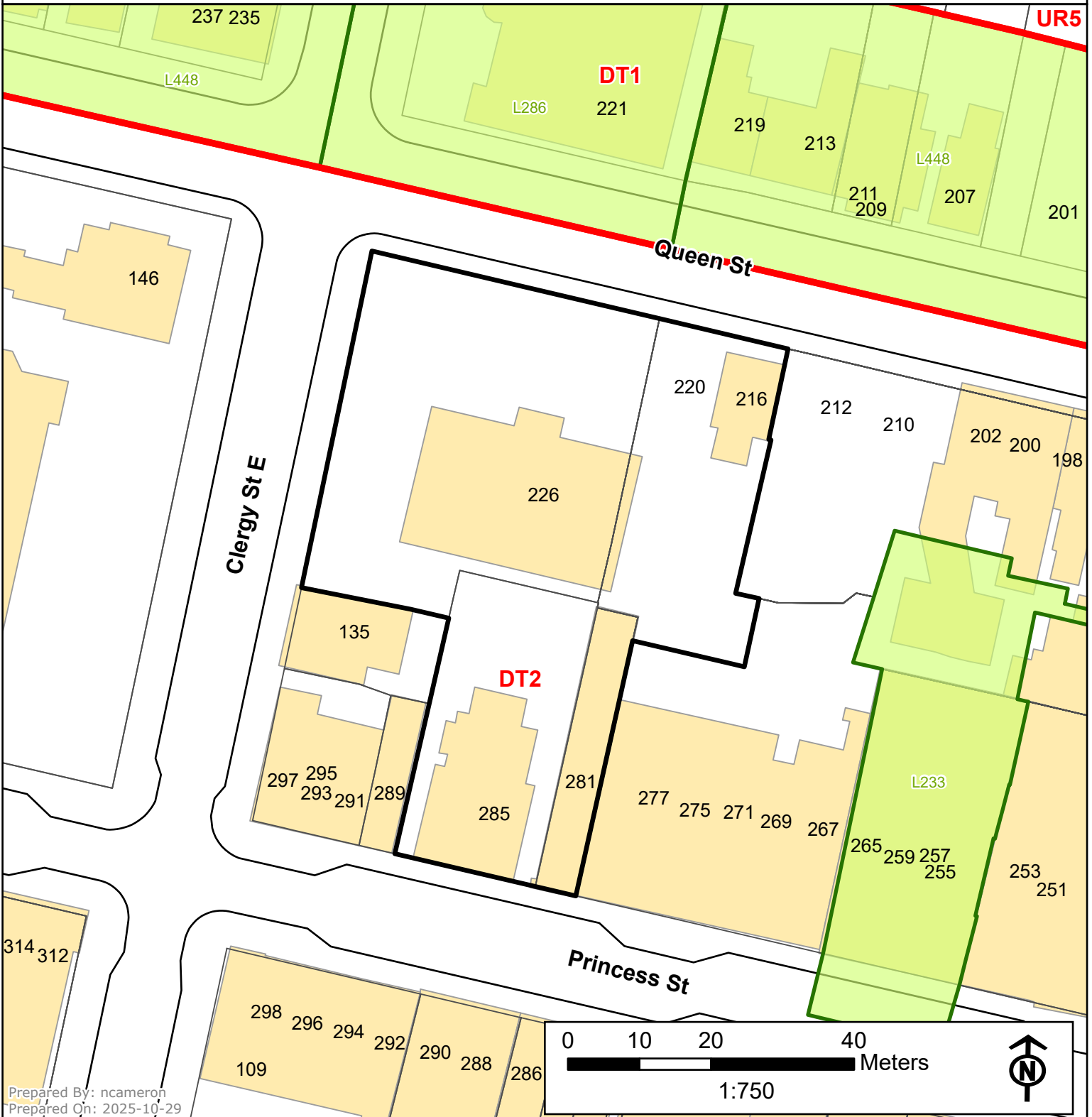
Subject Lands

Schedule 1 Zoning Map

Zone

Schedule E - Exception Overlay

Legacy Exceptions (LXXX)



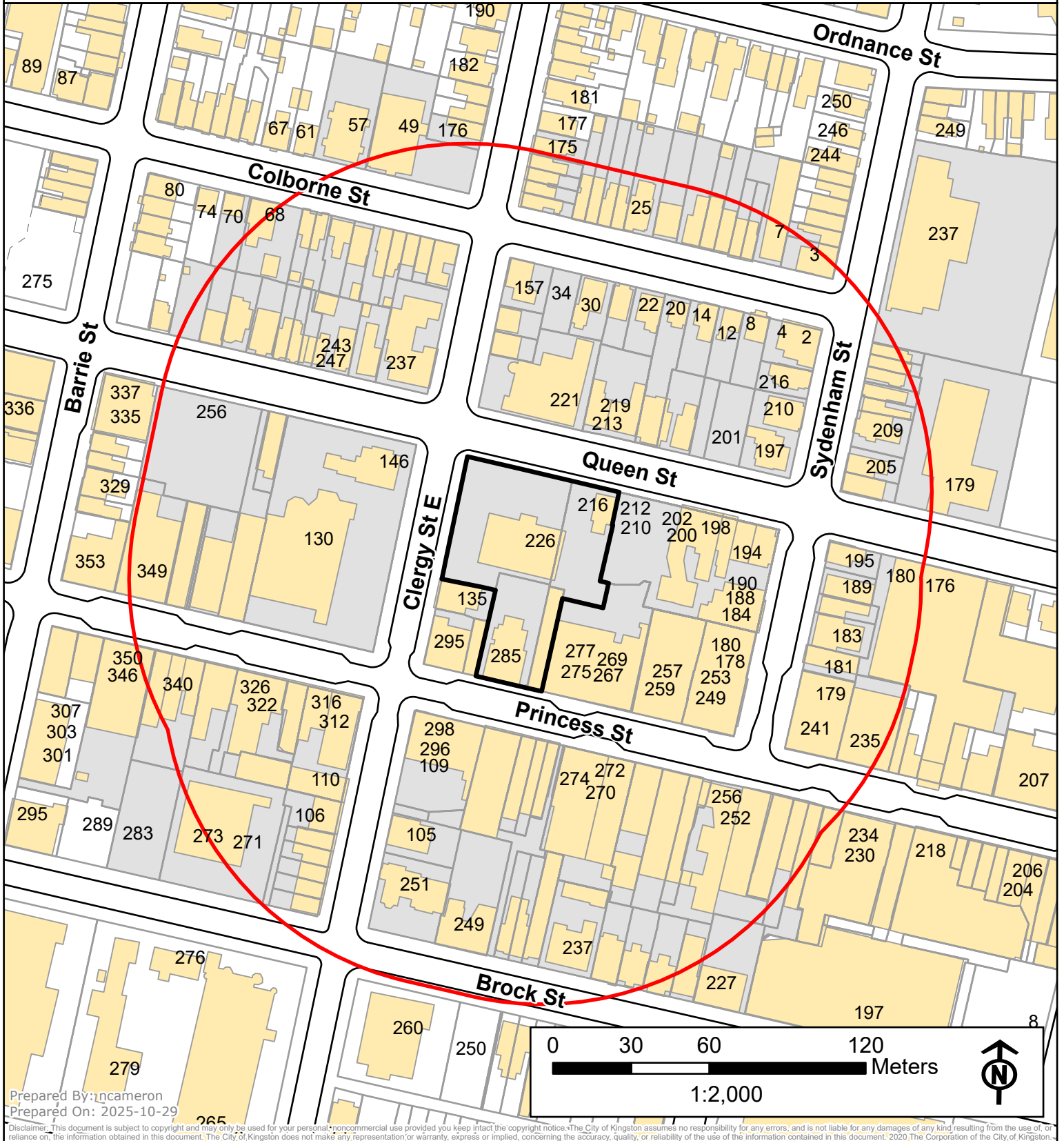
Prepared By: ncameron
Prepared On: 2025-10-29

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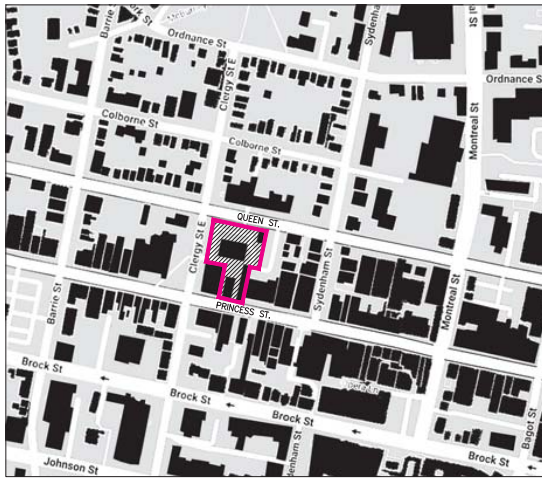
**Delegated Authority
Public Notification Map**
Address: 281-285 Princess St.
and 216-226 Queen St.
File Number: D35-006-2025

- Subject Lands
- Property Boundaries
- Proposed Parcels
- 120m Public Notification Boundary
- 159 Properties in Receipt of Notice (MPAC)



Prepared By: incameron
Prepared On: 2025-10-29

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3
AWG
CONTEXT MAP
SCALE: NTS

Kingston Student Residence - Project Statistics - 2023-09-27

| Item No. | Units | Area (sq. ft.) | Area (sq. m.) | Volume (cu. ft.) | Volume (cu. m.) | Weight (kg) | Weight (lb) |
|----------|-------|----------------|---------------|------------------|-----------------|-------------|-------------|
| 1 | 100 | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 2 | 100 | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 3 | 100 | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 4 | 100 | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 5 | 100 | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 6 | 100 | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 7 | 100 | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 8 | 100 | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 9 | 100 | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 10 | 100 | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |

PROJECT ADDRESS
281-283 Princess St. Kingston, Ont.

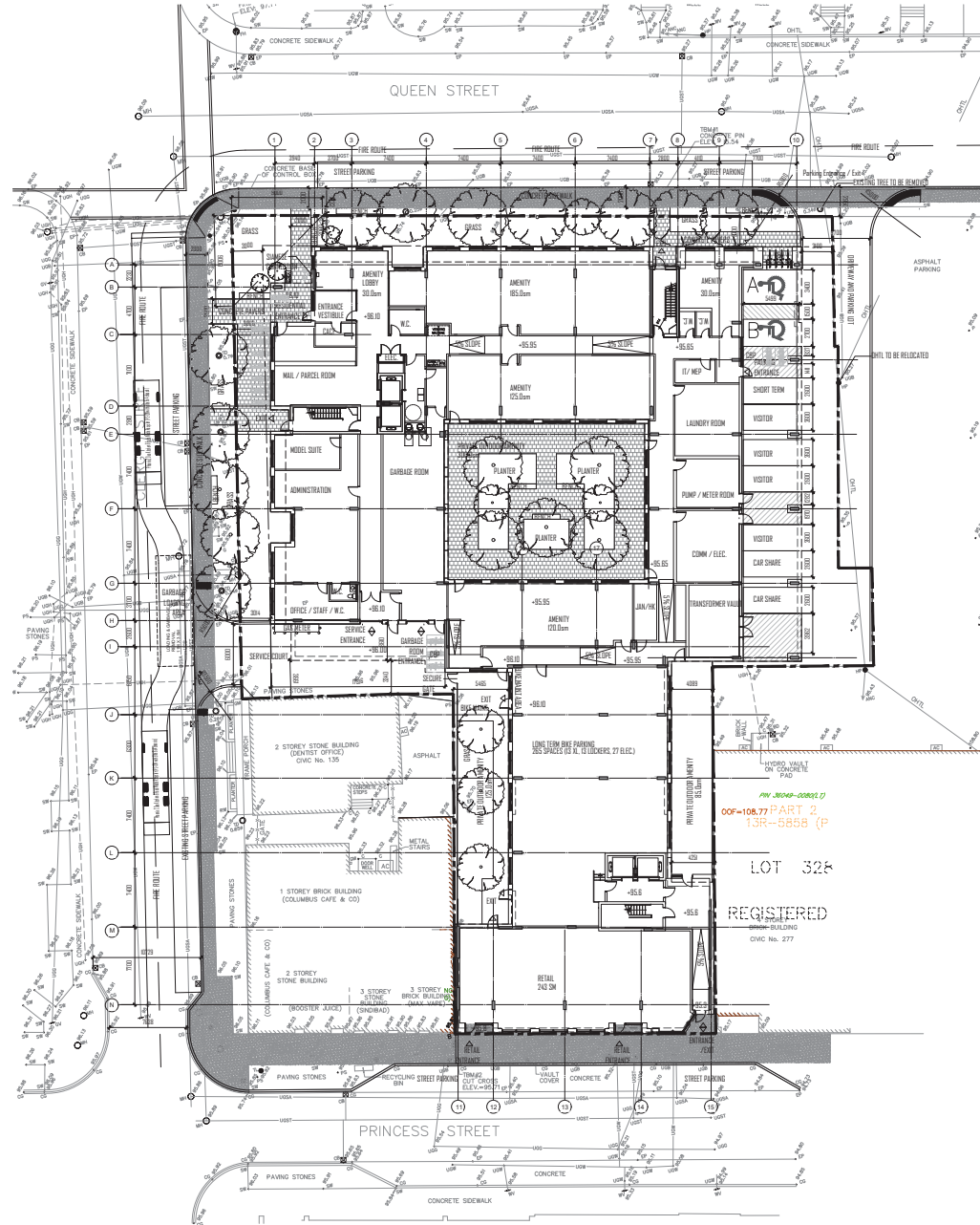
SITE STATISTICS:

| | |
|--------------------------|-------------------------------------|
| SITE AREA: | 3,708.06 sqm |
| DEVELOPMENT AREA: | 2,547 sqm |
| BUILDING COVERAGE: | 25,428 sqm |
| FAR: | 0.69 |
| VEHICLE PARKING: | 30 (inc. 2 BF stalls) |
| LONG TERM BIKE PARKING: | 205 (5% locker, 95% N/L, 10% wheel) |
| SHORT TERM BIKE PARKING: | 30 (50% weather protected) |

Kingston Student Residence Building Unit Mix

| Unit Type | Area (sq. ft.) | Area (sq. m.) | Volume (cu. ft.) | Volume (cu. m.) | Weight (kg) | Weight (lb) |
|-----------|----------------|---------------|------------------|-----------------|----------------|-------------|
| 1-BED | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 2-BED | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 3-BED | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 4-BED | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 5-BED | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 6-BED | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 7-BED | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 8-BED | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 </td | |
| 9-BED | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |
| 10-BED | 100,000 | 9,290 | 1,000,000 | 28,317 | 2,204,622 | 4,855,319 |

2
AWG
BUILDING STATISTICS
SCALE: NTS



1
AWG
SITE PLAN
SCALE: 1:100

DRIVER-FREE PARKING STALL
DOTTED HATCHED LINES ON PAVED PARKING AND DRIVEWAY

| NO. | REVISIONS | DATE | BY |
|-----|---|------------|-----|
| 1 | ISSUED FOR PERMITS | 2023-09-27 | AWG |
| 2 | REVISED: NEW AND ALL LINES PROVIDED PER LAW | 2023-09-27 | AWG |

Do not scale the drawings.
The drawings contain copyright material belonging to the Architect.
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This drawing must be used in the context of all other drawings which comprise the documents.



ARK
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
82 PETER STREET, TORONTO, ONTARIO, CANADA, M5V 2G2
TEL: 647-777-3500 FAX: 647-777-3533

SITE PLAN

SCALE: 1:100

KINGSTON STUDENT RESIDENCE
281-283 PRINCESS STREET
KINGSTON ONTARIO

| | | | |
|-------------|------------|-------------|-------|
| DESIGNED BY | AWG | PROJECT NO. | 24215 |
| CHECKED BY | COULICK | DATE | A100 |
| DATE | 2023-09-27 | | |

12/10/25, 1:10 PM

Proposed development, Queen and Clergy Streets - Grant, Genise - Outlook



Proposed development, Queen and Clergy Streets

From Melanie Dugan <[REDACTED]>
Date Fri 2025-12-05 9:31 AM
To lcreid@cityofkingston.ca <lcreid@cityofkingston.ca>

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Dear Lindsay Reid,

My question is why this letter is even necessary. I believe there is a bylaw on the books that limits the height of new builds in downtown Kingston. The bylaw exists because a group of people understood that one of the attractive characteristics of Kingston — one that will be impossible to recover if the bylaw is ignored (once a high-rise is built, it is close to impossible to take it down) — is that the older buildings (18th- and 19th-century) in downtown Kingston were constructed on a human scale, which makes the city a comfortable place to live and an appealing place to visit. These buildings do not loom; they do not dwarf people; they do not create wind tunnels. If tourists want to see modern high-rise buildings, there are lots of other places they can visit, but I have travelled all over Ontario, and there is simply no other town of the same size that has Kingston's charm — and a lot of other places would like to have it to monetize it. Additionally, I have lived in downtown Kingston for 35 years and I have *never* run into a visitor asking about Princess Towers, however, I have run into multiple visitors wanting to see St. George's Cathedral, City Hall, Summerhill, and Bellevue House. I also ran an Airbnb for six years; my guests were not here to visit the Slush Puppie Centre, they were interested in the Ghost Walk, City Hall, and the Murney Tower Museum.

The folks who drafted the bylaw worked hard to get it on the books. They had foresight to understand that bigger is not always better, and that preserving the atmosphere of downtown Kingston is an investment in a better quality of life for the people who live here (an attractive environment makes Kingston more appealing to those who are weighing whether to move here for retirement or for work), and an investment that will attract tourists.

I was recently in Toronto. There are (too) many high-rises there. It is demoralizing to spend time among the high-rises; they block the sky and shut out the natural world, they create inhospitable streets, they overwhelm the individual. There are many examples of cities that have successfully decided to maintain their historical character. Let's follow their examples.

Thank you for your consideration.

Sincerely,
Melanie Dugan

12/10/25, 1:12 PM

Proposed Block Buster Building - Grant,Genise - Outlook



Proposed Block Buster Building

From Lea westlake <[REDACTED]>**Date** Sun 2025-12-07 1:58 PM**To** Reid,Lindsay <lcreid@cityofkingston.ca>; cloconnor@cityofkingston.ca <cloconnor@cityofkingston.ca>; vcinanni@cityofkingston.ca <vcinanni@cityofkingston.ca>; Stephen,Wendy <wstephen@cityofkingston.ca>; pchaves@cityofkingston.ca <pchaves@cityofkingston.ca>; cglenn@cityofkingston.ca <cglenn@cityofkingston.ca>; goosterhof@cityofkingston.ca <goosterhof@cityofkingston.ca>; Lisa Osanic <losanic@cityofkingston.ca>

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Dear Ms. Reid, Ms. O'Connor, and the Kingston Planning Committee,

I am writing to share my concerns with the 16 storey private student residence proposed for the former Blockbuster / McDonald's site on the corner of Queen and Clergy streets. I must first say that I am in favour of that site becoming housing. Parking lots and empty buildings are not what we need downtown when so many do not have homes.

These are my concerns and questions:

a) The developer is asking for an Official Plan amendment to create purpose built student housing. For those of us following development in the downtown we are very much aware of the "no people-zoning" mantra. While I appreciate the developer's honesty, I believe that buildings must be open to everyone and that this would be a troubling precedent.

b) The addition of 612 more students into a neighbourhood already overrun by students is concerning. The effects of studentification downtown are many and negative. The most notable is 4 months of empty units while I step over people living on the street. I call on the City and Queen's to take this seriously and develop a formal **student housing plan** before it is too late. Student housing needs to be dense and be on or very near campus. For Ted Hsu's thoughts on studentification, go to this link: <https://www.facebook.com/reel/1561607268592604>

c) The developer is asking for an Official Plan and Zoning By-law amendment on height. I believe the site is currently zoned at 4 storeys. 16 is an extreme request given the heritage buildings and steeples close by. 4 - 6 storeys seems more appropriate for the site. Perhaps Anna Lane and the Capital are good models.

d) Are the setbacks and stepbacks appropriate? We have all seen the effects of buildings built right up to the sidewalk in Williamsville and the Queen Street side of the Capitol. When setbacks are not wide enough, any chances for future roadwork, bike lanes, and large tree planting are lost. The public engages with these highrises from the sidewalk. Large trees not only help mitigate the effects of climate change, they help to visually and aesthetically minimize the height and mass of highrises and create a beautiful public space for all.

12/10/25, 1:12 PM

Proposed Block Buster Building - Grant,Genise - Outlook

e) What are the materials being used at street level? The current 23 storey Homestead building at the bottom of Queen Street looks like it is being finished with cinder block. I hope this is not the case but as time goes on, I suspect it is. This is historic Kingston. It is beautiful and the new buildings need to honour this legacy.

f) The artistic renderings of the building shows 13 large trees. The planning documents suggest that 5 will be planted. This is insufficient. Specifics on tree type, tree size, and tree maintenance must be agreed upon in advance and followed through on.

g) There are 9 parking spots for 612 people. While I agree that we should not be providing parking downtown, I do wonder how move-in and move-out day will affect the traffic in the area. Currently, Queen's coordinates its on campus move-in. Who coordinates in a private student residence? Is there an on site manager?

h) This corner neighbours The Smith Hotel, Clergy Street Dental, Ryandale Transitional Housing, Kingston Interval House, and St. Andrew's Church. It is 230m from Central Public School, 450m from Ecole Catholique Cathedrale, and 550m from Sydenham Public School. Heritage compatibility, overlook, privacy, and safety must be considered.

i) The tower portion of the newly finished Capital building just one block away is set back 42 metres from Princess Street. How far is the tower on this building set back from Princess Street?

j) Clergy Street is a busy north - south pedestrian route from my neighbourhood. What effects will having the garbage and servicing area on Clergy street be?

Clergy and Queen is a showcase corner for Kingston. Great thought must be taken to define its future. While I support increased densification and housing on this site, this proposal needs much work to honour the planning principles put forth by our city.

Thank you for your work on this proposal.

Sincerely,
Lea Westlake



The 16-storey proposal for former Blockbuster and MacDonald's site, 281 and 285 Princess Street and 216, 220 and 226 Queen Street, Kingston.

From Mike Cole-Hamilton <[REDACTED]>

Date Mon 2025-12-08 8:31 AM

To lcreid@cityofkingston.ca <lcreid@cityofkingston.ca>; cloconnor@cityofkingston.ca <cloconnor@cityofkingston.ca>; vcinanni@cityofkingston.ca <vcinanni@cityofkingston.ca>; Stephen,Wendy <wstephen@cityofkingston.ca>; Chaves,Paul <pchaves@cityofkingston.ca>; Glenn,Conny <cglenn@cityofkingston.ca>; Oosterhof,Gary <goosterhof@cityofkingston.ca>; Lisa Osanic <losanic@cityofkingston.ca>

Cc Lea Westlake <[REDACTED]>

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I am extremely disturbed by this proposal. It appears to fly directly in the face of the Kingston Official Plan, the one so many of us contributed to at public meetings approx. 15 years ago.

The Plan was quoted constantly during the discussions over the recent Capitol development, whose height was substantially reduced.

The Plan is, however, quoted in the Accela Citizen Access document. *"The development site falls within two heritage character areas in the Official Plan - the Queen Street portion is located within the St. Lawrence Heritage Character Area and the Princess Street portion is within the Lower Princess Street Heritage Character Area."* **Note: "Two Heritage character areas"**.

Granted, the surrounding area is a mix of ages and styles but this proposal is uncompromisingly high, angular and modern in a style that will date.

Regardless of style, the building's proposed position and height will make it stand out like a sore thumb. The site is already on high ground.

A low-rise building, in a design and materials not unlike 655 Princess Street would be far more appropriate to the site in all respects.

Finally, I can find no mention of a Shade Study. This should have been part of the initial proposal. The 16 storeys proposed will clearly affect older, low-rise housing in the NW to NE arc, especially in the winter when sunlight is important. As the Winter Solstice is close, this would be an ideal time to conduct such a study.

Please ensure the study is properly conducted and made available without delay, well ahead of the January 15th meeting.

Mike Cole-Hamilton

12/10/25, 1:11 PM

another downtown high-rise proposal - Grant, Genise - Outlook

Dear planners and councillors:

RE: 16-storey residence proposed for the former Blockbuster & McDonalds site

Having more housing downtown seems like a good idea. I am always in favour of helping the downtown businesses thrive as much as possible. However, the Queen/Clergy/Princess submission is yet another proposal that risks destroying our human-scale and historic downtown, by being way out of scale.

This location is zoned for a height of 4 storeys, not 16. Will we really need to fight this for years in order to bring it down to a semi-reasonable height, as we did for the Capitol (now Crown) Condos? Aren't the other tall structures recently approved or being built enough already?

Please let's protect what's left of downtown's human scale, so that we can all enjoy wandering and shopping and gathering in the heart of this fair city. Besides, dwarfing and shadowing the two beautiful limestone churches nearby (one of them carefully repurposed) would be, well, a sin. I pray that you find a way to negotiate a building that will at the very least visually fit in with its surroundings.

Respectfully,

Gisèle Pharand
111 Quebec St.
King's Town district

December 9, 2025

Lindsay Reid,

Thank you for meeting with us, concerned neighbours in McBurney Park area, last week. You were able to address some of our concerns, and I believe listened carefully to our points. I would like to address one of the points raised, that of the water, sewer infrastructure for the City of Kingston. There is much grave concern written about the existing water and sewer systems and the inability to address the needs of existing structures in our fair town. Add to that at least 6 large, high, intensively housed structures designated in our neighbourhood alone, let alone all the building plans for waterfront and downtown, I have grave concerns.

How is this being addressed? How are the existing sewer and water systems being protected during construction? How does the additional impact of all these buildings and the infrastructure required affect the existing neighbourhood?

We experienced serious drought last summer, there is no reason to believe this is a onetime event. We are looking at severe weather conditions, and old city infrastructure, how are micro climate and weather crisis events being studied?

The Blockbuster building is an excellent site for low rise housing, mixed housing, with commercial space on the ground floor.

To have it match the height of the new building further down on Queen Street, on the site of the old theatre, would add to symmetry, grace and esthetics.

I am also concerned about the shade factor for the neighbouring area that the height of the proposed building demonstrates. And to offer a tiny 'courtyard' receiving little to no sun except in the high days of June, is not a solution. Trees along the street need space, air and light and are essential to our environmental survival. What is being done to integrate canopy? Sticking small trees into concrete blocks isn't sustainable.

Why do we bother having an "official plan" if it is ignored and overridden every time a developer applies? It begs the patience of citizens who trust, and requires huge amounts of volunteer time and effort to keep the City and developers honest and thinking about the ostensible pride in our 'heritage' city.

How will garbage, deliveries, maintenance affect Clergy street?

I am absolutely in support of more housing, however, I don't believe exclusively student housing belongs so far from campus, and I don't believe high rises lead to more affordable family homes being available. We need a city wide student housing plan. We need more affordable, family housing in a friendly, inclusive neighbourhood.

Sincerely,

Kate Thomas
Patrick Street



Concerns Regarding Proposed 16-Storey Off Campus Student Residence at Former Blockbuster/McDonald's Site (Princess St. and Queen St.)

From sharon way <[REDACTED]>

Date Tue 2025-12-09 11:21 AM

To lcreid@cityofkingston.ca <lcreid@cityofkingston.ca>; cloconnor@cityofkingston.ca <cloconnor@cityofkingston.ca>; vcinanni@cityofkingston.ca <vcinanni@cityofkingston.ca>; wstephen@cityofkingston.ca <wstephen@cityofkingston.ca>; pchaves@cityofkingston.ca <pchaves@cityofkingston.ca>; cglenn@cityofkingston.ca <cglenn@cityofkingston.ca>; goosterhof@cityofkingston.ca <goosterhof@cityofkingston.ca>; losanic@cityofkingston.ca <losanic@cityofkingston.ca>

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Dear Members of the Kingston City Planning Team,

I am writing to express significant concerns regarding the proposal to construct a **16-storey off campus student residence** on the former Blockbuster and McDonald's site—an area currently zoned for **4 storeys**. While I recognize the importance of housing development in our community, this particular proposal raises several issues related to **heritage preservation, housing equity, building scale, and neighbourhood impact**.

Heritage Impacts and Inconsistencies with the Official Plan

The proposed development site falls within **two heritage character areas** identified in Kingston's Official Plan:

- The Queen Street frontage lies within the **St. Lawrence Heritage Character Area**.
- The Princess Street frontage lies within the **Lower Princess Street Heritage Character Area**.

In addition, two properties associated with this site carry heritage value:

- **281 Princess Street** is designated under **Part IV of the Ontario Heritage Act**, requiring careful consideration and protection.
- **216 Queen Street** and **135 Clergy Street East** are listed as a heritage properties and therefore also require sensitive treatment.

A 16-storey tower is fundamentally incompatible with the established heritage scale, character, and streetscape of these areas. Such a drastic increase in height and density would significantly alter the visual context and undermine the preservation goals outlined in the Official Plan.

Lack of Housing Diversity in a Time of Crisis

The proposal is for a **private student-only residence**, at a time when Kingston is experiencing an acute housing shortage that affects **citizens of all ages and income levels**. While student housing is important, dedicating such a prominent and centrally located site exclusively to students does not support broader community needs. A development of this scale should contribute meaningfully to **mixed-tenure, mixed-income housing options**, rather than funneling supply into a single demographic.

Excessive Height Beyond Current Zoning

The property is currently zoned for **4 storeys**, yet the proposal seeks approval for **16 storeys**, a four-fold increase. This height would have clear impacts on adjacent residential buildings, including:

- **Loss of sunlight** and increased shadowing,
- Changes to neighbourhood privacy,
- A shift in the overall human-scale character of the surrounding streets.

Allowing such a significant height increase sets a concerning precedent and raises questions about the long-term integrity of the City's planning framework.

Traffic, and Garbage Access Concerns

The proposed service and loading area—including garbage and refuse pickup—would be accessed from **Clergy Street**, a roadway that functions as an important access route for residents living north of the downtown. Concentrating service vehicles, loading activities, and garbage operations on this street would create:

- Congestion and reduced traffic safety,
- Noise and operational disruption for nearby residents,
- Strain on an already busy corridor.

This design choice does not align with good urban planning principles or neighbourhood liveability. For these reasons, I respectfully request that City Planning Staff and Council carefully re-evaluate this proposal and ensure that any redevelopment of this site:

- Aligns with the **heritage character** of the district,
- Respects the **zoning by-law** and surrounding context,
- Provides **housing options that serve the broader Kingston community**,
- Minimizes **impacts on traffic, parking, and neighbouring residents**.

Thank you for your attention to these concerns and for your continued commitment to a balanced, thoughtful vision for Kingston's growth and official city plan.

Sincerely,
Sharon Way Brackenbury
16 Redan Street,

December 10, 2025

via email

Lindsay Reid,
Senior Planner-Urban Designer, Planning Department
City of Kingston
216 Ontario Street
Kingston, ON K7L2Z3

Re: Proposed Development at 281 Princess St/ Blockbuster/ McDonald's site.

Dear Lindsey:

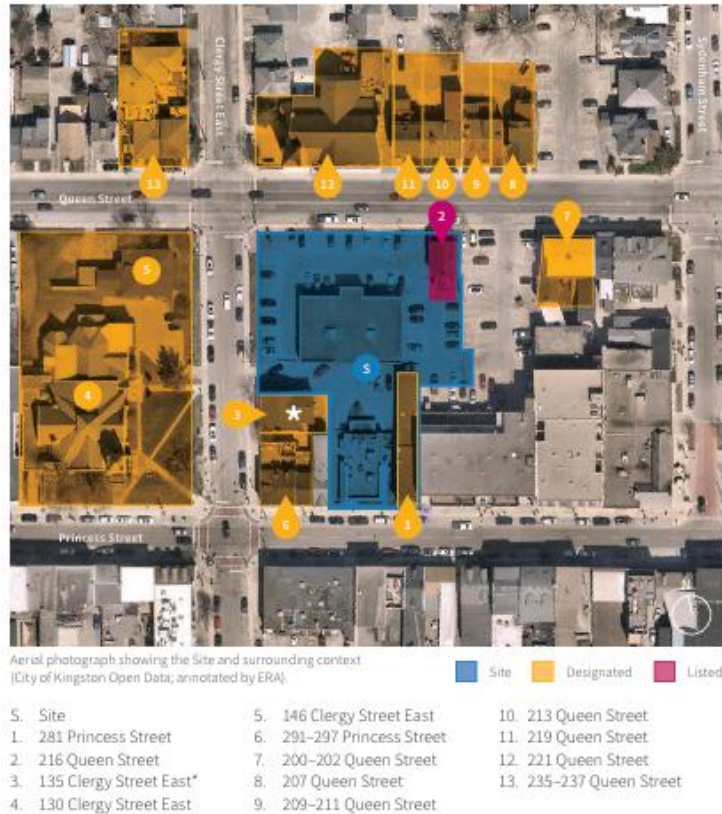
The Frontenac Heritage Foundation (FHF) is a not-for-profit charitable organization dedicated to the preservation of structures and sites of cultural and historical interest across the Kingston region.

The Foundation has concerns about the proposed redevelopment of the site known as 281 Princess Street. This proposed purpose-built, off-campus student residence will have shallow 4-5 storey 'podiums' on Clergy, Princess and Queen Streets, and a 16-storey tower in its northwest quadrant of the property. This property is within two Heritage Character Areas as defined under Section 7.3.D in the current Official Plan: the Princess Street Heritage Character Area and the St Lawrence Ward Heritage Character Area. The proposal is not in keeping with identified characteristics in either area architecturally or in massing. A revised HIS or the peer review to be submitted should note typical area attributes and characteristics that could improve the future streetscape of this important nexus between the downtown, historic Queen Street and the McBurney Park neighbourhood. The current HIS fails on this matter.

The proposed building (4/5- and 16-storey massing) is also adjacent to Part IV designated buildings at 135 Clergy St and 291-297 Princess Street, both of which will be both aesthetically and functionally impacted by the proposal. Significant architectural features of designated buildings across the streets at 130 and 146 Clergy (St Andrews Church (1822) and its manse) and 221 Queen Street (The Sanctuary 1864) are effectively diminished by the massing and the shadow of the proposed 16-storey building. Church spires which have formed landmarks for the neighbourhoods and the downtown for close to 200 years will no longer be visible from various vantage points. Effectively 12 designated buildings on Princess Street, Clergy Street and Queen Street forming a heritage streetscape on three downtown frontages will have their heritage impact reduced by the massing and height of the proposed structure, as well as unsympathetic architectural detailing on the 4-storey sections fronting on the Princess, Clergy and Queen St streetscapes.

While the current OP policies and the Downtown and Harbour Zoning By-law is in effect, it would be preferable to see a lessened height profile in particular as it crowds the NW corner of the site which impacts views of the Sanctuary spire. This is critical as the site, as shown below,

is in the midst of a large number of designated properties and one listed property (original Bailey Broom factory).



While the FHF is concerned about the massing, height and lack of architectural details which would contribute to a more architecturally sympathetic 4-storey wall on all street frontages, we also note that there are significant site plan issues that will need to be addressed such recycling and garbage, loading and unloading areas, mass moving (in and out) issues and functional impacts on existing businesses.

We thank you for this opportunity to give our thoughts on a preliminary basis.

Sincerely,

Original signed by K. Hebert on behalf of the FHF board

Kristine Hebert, President
Frontenac Heritage Foundation

CC: lcreid@cityofkingston.ca, cloconnor@cityofkingston.ca, vcinanni@cityofkingston.ca, wstephen@cityofkingston.ca, pchaves@cityofkingston.ca, cglenn@cityofkingston.ca, goosterhof@cityofkingston.ca, losanic@cityofkingston.ca, gridge@cityofkingston.ca