

building proposal at Queen and Clergy

From David McDonald [REDACTED]

Date Thu 12/11/2025 1:00 PM

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>; gridge@cityofkingston.ca <gridge@cityofkingston.ca>

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

I'm writing to share my concerns with the 16-story private student residence proposed for the former Blockbuster / McDonald's site on the corner of Queen and Clergy streets. Although I am in favour of the site becoming housing this is not an appropriate development for many reasons:

- It is far too tall. Despite being zoned for 4 stories the developer is asking for an Official Plan and Zoning By-law amendment for 16 stories. This is an extreme amendment request, particularly given the close proximity of numerous heritage buildings and the considerable shadows it would cast on the surrounding homes. 4-6 stories would be much more appropriate in that location.
- The setbacks are inappropriate. We have seen the effects of buildings that come right to the sidewalk in Williamsville and on the Queen Street side of the Capitol. These narrow setbacks eliminate opportunities for future roadwork, bike lanes, and large trees. This is also the level at which pedestrians engage with the building, creating tight, unsafe and unwelcoming spaces.
- On a related note, the artistic renderings of the building show 13 large trees but the planning documents suggest that only 5 will be planted. This is insufficient and may be due to inadequate setbacks. Specifics on tree type, tree size, and tree maintenance must be agreed upon in advance and followed through on.
- There are 9 parking spots for 612 people. I agree that we should not be promoting car travel downtown but the lack of spaces could create knock-on parking problems in the larger downtown core.
- The proposed building would be located approximately 30m from the Kingston Interval House, a crisis center for women, children and youth. Is a private residence with 612 students appropriate given its proximity to and overlook of Interval House?
- Although Kingston needs more spaces for student accommodation the request for an Official Plan amendment to create purpose-built student housing would be a troubling precedent. The building does nothing to improve the housing needs of other Kingston residents and would likely exacerbate problems of housing affordability. We need multi-purpose housing that is suitable for families, seniors and young adults alike. This building denies that opportunity in a critically important location in our downtown core.

While I support increased densification and housing on this site this proposal fails to honour the planning principles of our city.

Sincerely,
David McDonald



PO BOX 27, Kingston,
Ontario, Canada K7L4V6

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:

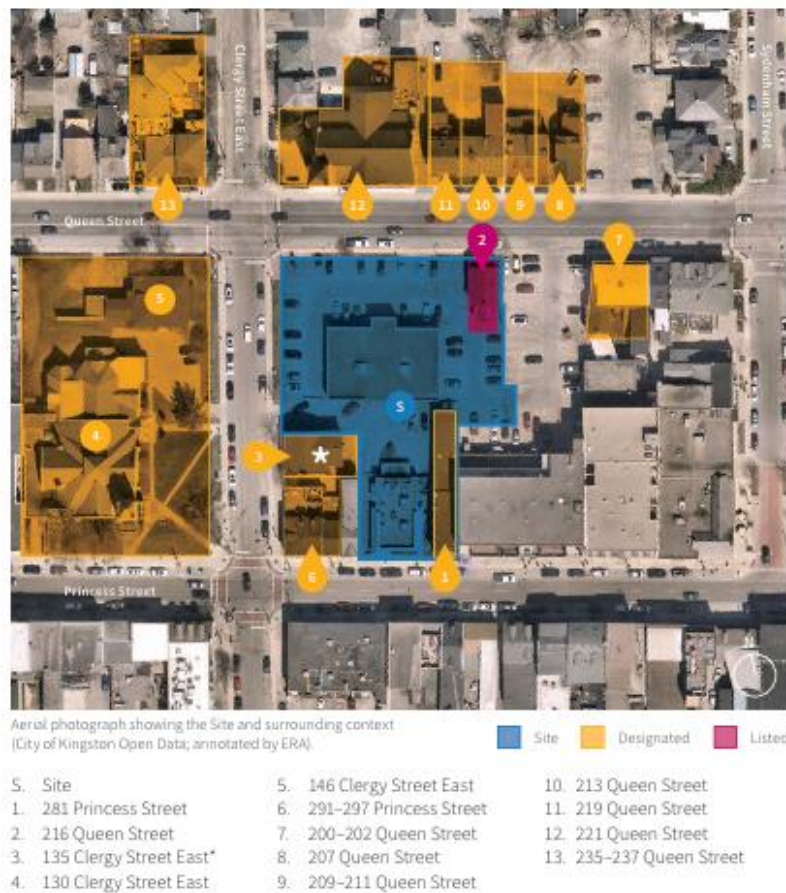
The Frontenac Heritage Foundation (FHF) is a not-for-profit charitable organization dedicated to the preservation of structures and sites of cultural and historical interest across the Kingston region.

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



Planning application – 281 Princess St.

From Leslie Rose <[REDACTED]>

Date Thu 12/11/2025 9:07 PM

To lcreid@cityofkingston.ca <lcreid@cityofkingston.ca>

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Dear Lindsay,

The proposal for a 16-storey private student residence on the former Blockbuster and McDonald's site represents a dramatic change for this part of the neighbourhood. While I understand the need for more student housing, the scale and intensity of what's being requested far exceed what is currently permitted. A thoughtful approach is needed to ensure that growth does not come at the expense of the community's character, comfort, and livability

One of my key concerns is the height and massing, especially since the site is currently zoned for only 4 storeys. A building of this scale will create substantial shadow and overlook impacts on the immediate surroundings — including the church across the street and the women's shelter kitty-corner to the site. Both places rely on a sense of dignity, comfort, and stability, and a tower of this size risks overwhelming them.

I'm also concerned about the potential loss of the mature trees along Queen and Clergy Streets. These trees provide shade, soften the streetscape, and help maintain a welcoming, human-scaled environment. They benefit everyone in the area — residents, churchgoers, shelter clients, and those of us who walk these streets daily. I would like to see these trees preserved and integrated meaningfully into any redevelopment plans.

Even with the proposed stepbacks, the overall size still feels out of character for this part of the neighbourhood. With 612 bedrooms and only nine parking spaces, I also worry about increased pressure on local streets, drop-off areas, and pedestrian pathways.

What measures will the City require to ensure that this development protects the existing trees, respects the scale and character of the neighbourhood, and avoids negative impacts on the church, the women's shelter, and the broader community?

Best Regards,

Leslie Rose





Proposed new building

From mary farrar [REDACTED]

Date Fri 12/12/2025 10:29 AM

To Lindsay Reid <lreid@cityofkingston.ca>; cloconnor@cityofkingston.ca <cloconnor@cityofkingston.ca>; Vincent Cinanni <vcinanni@cityofkingston.ca>; Wendy Stephen <wstephen@cityofkingston.ca>; Gary Oosterhof <goosterhof@cityofkingston.ca>; Conny Glenn <cglenn@cityofkingston.ca>; Paul Chaves <pchaves@cityofkingston.ca>

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Good morning Lindsay, Christine, and members of the City of Kingston's Planning Committee,

I am writing to express my concerns about the proposed building at the old Blockbuster site.

Although I believe that Kingston should be a city where History and Innovation thrive, and that this site should be developed, I am concerned that history/heritage is largely being forgotten. Buildings on this site should fit in with the general ambiance of downtown neighbourhoods

Two things are desperately needed:

1) Affordable downtown housing for young professionals!

The Inner Harbour has the most dense housing of any neighbourhood in Kingston with no high rises.

Small lots with small houses divided into small apartments are typically rented by young professionals.

2) Some sort of working plan with Queen's is needed. Better late than never.

Clearly the proposed height is out of line with specifications in Kingston's Official Plan. Does the OP really have to mean nothing in the face of pressure from developers? Citizens who live there also matter.

It makes sense that buildings on Princess and on Queen from Division St. to the water should be lower than from Division to the Kingston Centre - especially as Princess St. is a long ramp from the Kingston Centre to the water. The closer to the water, the shorter the high rise should be on both Princess and Queen - more in keeping with Kingston's heritage.

An 8-10 storey max like the movie theatre project could be a compromise? No higher! And generally commercial ground floors are much more pedestrian friendly.

Another concern is the inevitable congestion of delivery trucks.

Wishing you all well in your consideration of this project.

Sincerely,
Mary Farrar

- write about a planning issue - ie. overlook, shadows, character, design, materials, height, mass, heritage, trees, parking, garbage etc.
- it doesn't have to be long
- say how it impacts you and the local area
- ask a question
- ask for a City wide student housing plan
- say what you think would be appropriate in that location



Proposed Blockbuster Building

From Sharon Grover [REDACTED]

Date Fri 12/12/2025 4:41 PM

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>; gridge@cityofkingston.ca <gridge@cityofkingston.ca>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>] Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders. Dear Ms. Reid, Ms. O'Connor, and Planning Committee Members, I am writing to express my concerns about the proposed building on the former Blockbuster / McDonald's site. While I support development and densification on that site, I believe this proposal needs to be considerably reworked. Back to the drawing board! It is frustrating for residents to constantly hear about amendments to our Official Plan and zoning regulations. A 4 - 6 story apartment building open to everyone would be ideal there. I'd also like to express my concern about the lack of parking. 9 spots for 612 people will affect the surrounding streets considerably, especially on move in and move out days. Sincerely, Sharon Grover Ordnance street



281 Princess St. [Record D35-006-2025]

From Jill Bryant [REDACTED]

Date Mon 12/15/2025 7:50 PM

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>

Cc City Clerk <cityclerk@cityofkingston.ca>; Ridge,Gregory <gridge@cityofkingston.ca>

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Dear Lindsay Reid and the Planning Committee,

I write to share my very serious concerns about the proposal to build a 16-storey, multi-tenant apartment building at 281 Princess Street, the former Blockbuster Video site. I write in complete opposition to this proposal, which I find short-sighted and appalling.

For the past 17 years, I have enjoyed living in downtown Kingston, in the area that used to be called "north of Princess." For 16 years, I've lived in my own home [REDACTED] where my husband and I raised our children.

The size, scale, and enormous bulk of this proposed high-density apartment building is wildly out of sync with other buildings and with the historical nature of the downtown. This proposed site is across the street, at Queen and Clergy, from the beautiful historic church (built in 1864), restored and adapted into The Sanctuary Co-working Space and the Smith Hotel. St. Andrew's Presbyterian Church, erected in the 1830s, sits across the street on Clergy at Princess.

While church spires from historic limestone buildings used to dominate the Kingston skyline, now concrete-and-glass towers threaten to smother our rich history and make Kingston resemble any other featureless, nondescript city.

Is Kingston even recognizable as The Limestone City? Will it be in ten years? Is the City doing anything to preserve Kingston's rich architectural heritage?

The City needs to develop a city-wide student housing plan, working with Queen's University and the Provincial Government to build high-rise student housing on campus. Yes, we do need short-term housing for people who are merely passing through the City for three or four years, maximum (and this housing should be affordable, not \$1200+/room), but we should not place this group in downtown neighbourhoods, displacing families and tipping the balance from diverse neighbourhoods into homogeneous monocultures. (See MPP Ted Hsu's recent [video](#).) To approve sites for high-density housing under pay-per-room business models, locations must be well-researched. The NKTSP highlights Montreal Street, towards the north, for intensification, but instead high-rise

housing is popping up all over downtown areas. Planners must weigh the great risk of negative impacts (e.g., noise, garbage, litter, and changing irrevocably the character of the neighbourhood) against any perceived benefits. More on-campus housing makes sense. Campus is walkable (wide sidewalks and paths), it's still close to downtown (restaurants, bars, stores, etc.), and it's close to the popular and beautiful Gord Downie Pier.

For the past few years, I've been troubled greatly by downtown developments. Already in this area, we are seeing numerous proposals for high-rise apartments, with the Queen/Colbourne/Barrie (QCB) high-rise construction well underway and the Princess St. pay-per-room housing in Williamsville that deprives the City of its historical character and makes those streetscapes look alarmingly identical to strips in Waterloo, Hamilton, St. Catharines--pick your bog-standard university town.

Designed to house short-term renters with one-year leases and a pay-per-room business model, it's clear that this QCB development will have a huge and negative impact on this downtown, family-centred community, situated as it is, close to McBurney Park--our neighbourhood hub. And, we haven't had time to experience the full consequences of that 16-storey QCB high-rise on our community, yet the City seems to be forging ahead considering another tower--281 Princess/Blockbuster--with a similar pay-per-room business model, and only two blocks away from the QCB tower.

Furthermore, the proposal to change the zoning for the medical/commercial building that was occupied by the Community Midwives of Kingston into a 3-storey+ apartment also caters to the same described demographic and with a for-maximum-profit business model.

To all of this I say, slow down! Enough is enough!

Let's use our valued downtown spaces in ways that respect zoning by-laws and secondary guidelines and consider the concerns of current homeowners and long-term residents. Allow our heritage churches and stone structures to retain their prominence to continue to draw tourists to the Limestone City. Strive for a *thoughtful* and *informed* vision that could have a positive and enduring impact on our very special, treasured, and diverse McBurney Park neighbourhood and streets in the downtown core.

Yours sincerely,

Jill Bryant

--

Jill Bryant (she/her)
Children's Book Author & Editor
Kingston, Ontario



Blockbuster site Proposal

From Elizabeth Hanson <[REDACTED]>

Date Wed 12/17/2025 4:27 PM

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

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Dear Planning Committee and Ms. Reid,

I write to express my dismay concerning the proposed 16-storey apartment building at 281 Princess Street, the former Blockbuster Video site. Should the building be allowed, the decision will represent another instance of the City's ongoing failure to protect it's built fabric, plan intelligently for its citizens, and manage the challenges it faces as a university town.

I have lived in downtown Kingston, north of Princess, for 36 years, and on McBurney Park for 32 of those. I raised a child to healthy adulthood and hope to age in place in downtown Kingston as I have seen my neighbours do. I have also taught at Queen's University for 36 years and have appreciated the complexity and richness that arises in a city with many university students, including enjoying having some students for neighbours.

From that perspective, I am appalled at this proposal. The scale and density of the proposed "apartment building"/ private dormitory (612 bedrooms!) is fundamentally at odds with the proposed location, between two nineteenth century limestone churches, and adjacent Princess Street which enjoys the scale, function, and sociability of a nineteenth century high street. Princess Street, which I walk down constantly, is a haptic resource: it teaches us how we can feel, move, and interact in an environment built for sociable humans on foot. However, I feel as though in recent years I have witnessed a sustained, City-sanctioned, assault on the resource that is downtown Kingston, mostly for the purpose of permitting people who do not live there to extract as much money as possible from the downtown with no regard for the human value of the place.

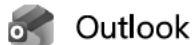
Over the years, I have had many visitors from other Canadian places, and from outside Canada. They used to marvel at downtown Kingston, its combination of elegance, unpretentiousness, and livability. Now they look at the waterfront, obscured by blocky apartment buildings, the ludicrous inappropriateness of the new builds at the corner foot of Queen Street or the corner of Queen and Barrie, and ask me, "who let this happen?" Where I used to feel pride, I now feel embarrassment that Kingston is striving to imitate North York or Burlington.

That said, as an employee of the university and an inhabitant of downtown, I am appreciative of the need for students to have places to live, and indeed for many more people to be able to live downtown. But let's be clear: the proposed building is a **dorm** and should be built on land that the University owns. I believe that the proposed rents *per room* for this building exceed \$1,000 a month. This is not affordable to most of the students who I have taught. If Queen's cannot afford to subsidize housing and developers will not build private projects without being able to extract large profits from students, then we have a political problem that must be confronted and will not be if the City continues to acquiesce in its own desecration. We need a city-wide student housing plan devised by Kingston, Queen's, St. Lawrence College and the province, which uses the land the University and College already possess. A failure to address the need for student housing in this fashion will hollow out the downtown as a place for diverse households to flourish. How studentification harms the diversity of neighbourhoods is well understood; we have seen it happen here in Kingston to the north of Queen's. (See MPP Ted Hsu's recent [video](#).)

All this said, there are many good local models for a residential building that could be built on the Blockbuster site. With respect to scale, Anna Lane affords one model and the just completed building on the site of the old Capitol cinema is another. In any case, such a building should be a genuine apartment building with most units suitable for families and some units geared to income. That is the type of housing we actually need in downtown Kingston, not a rich kids' private dormitory.

I am begging the Planning Committee to exercise its duty of care toward downtown Kingston and deny this application.

Elizabeth Hanson

Blockbuster Student-Housing Tower Application, Record D35-006-025

From Jeanne Ryan [REDACTED]

Date Thu 12/18/2025 3:18 PM

To lcreid@cityofkingston.ca <lcreid@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>

Cc cloconnor@cityofkingston.ca <cloconnor@cityofkingston.ca>; City Clerk <cityclerk@cityofkingston.ca>; Gregory Ridge <gridge@cityofkingston.ca>

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Dear Senior Planner Lindsay Reid and Planning Committee Councillors Cinanni, Stephen, Chaves, Glenn, Oosterhof, and Osanic:

(cc: Councillor Ridge, Planning Committee Clerk, City Clerk)

I am writing to express opposition to the proposed 16-storey, 612-bedroom "Blockbuster" student-housing tower spanning Queen to Princess Streets, with a portion along Clergy Street (Record D35-006-025).

I am requesting that the City's review deny the application based on its failure to conform with 1. the City's Official Plan, 2. Ontario's Provincial Planning Statement, and 3. planning precedent.

Failure to Conform with the Official Plan

Heritage Requirements

The proposal fails to meet Kingston's Official Plan heritage requirements, with the proposed 16-story student tower adversely impacting two heritage character areas and demolishing heritage buildings (one entirely, the other all but the façade):

The proposal does not conform with Section 7.3.D.1 for the Lower Princess Street Heritage Character Area, which states: "The arrangement of buildings, street orientation, pedestrian activity and continuity of height all contribute to the historic sense of place. It is the intent of this Plan to maintain the heritage integrity of the area."

The proposal does not conform with Section 7.3.D.5 for the St Lawrence Ward Heritage Character Area, which states: "It is recognized that the heritage character of the area was created through the combination of buildings, street pattern, varying street widths and public spaces. It is the intent of this Plan to maintain the heritage integrity of the area."

In addition to specific sections devoted to these two heritage character areas, the Official Plan prioritizes the City's heritage character (Section 2.3.8) and requires all new developments to be compatible in form, function, use of land, and visual impact with the surrounding area (Sections 2.7 and 8.6).

The justification for the 16-storey student-housing tower suggests that Princess Street step-backs mitigate its incompatible height, bulk, design, and purpose, as well as the destruction of heritage properties and adverse impacts on neighbouring heritage areas, including the neighbouring heritage properties of St. Andrew's Presbyterian Church and The Sanctuary.

The reality is the 16-storey student-housing tower demolishes heritage buildings and creates a mass, height, and use entirely out of keeping with its surroundings, destroying irreplaceable tangible and intangible cultural heritage of two

neighbourhoods with roots going back to the 1800s.

Zoning Bylaw Amendment Requirements

The project's request for a zoning bylaw amendment fails to meet the Official Plan's ZBA requirements, Section 9.5.9:

9.5.9. When considering an application to amend the zoning by-law, the Planning Committee and Council will have regard to such matters as:

a. conformity of the proposal with the intent of the Official Plan policies and schedules;

The 16-storey, 612-bedroom student-housing tower does not conform with Official Plan policies for heritage or compatibility. Nor does it address the Official Plan's priority on expanding housing affordability.

b. compatibility of the proposal with existing uses and zones, sensitive uses, the natural heritage system, cultural heritage resources, and compatibility with future planned uses in accordance with this Plan;

The height and bulk of the 16-storey student-housing tower and its destruction of heritage resources is incompatible with existing uses and zones, cultural heritage resources, and future planned uses.

c. compatibility of proposed buildings or structures with existing buildings and structures, with zoning standards of adjacent sites, with any future planned standards as provided in this Plan, and with any urban design guidelines adopted by the City for the area;

The height, bulk, and use of the 16-storey student-housing tower is incompatible with existing buildings and structures in the Lower Princess Street and St. Lawrence Ward Cultural Heritage Areas. The height and mass of the proposed tower greatly exceed zoning standards of adjacent sites, future planned standards, or any City urban design guidelines.

d. the extent to which the proposal is warranted in this location and the extent to which areas zoned for the proposed use are available for development;

A 16-storey, 612-bedroom student-housing tower is unwarranted in this location, creating a dorm building for Queen's University and/or St. Lawrence College in the middle of Kingston's downtown heritage core, with no demonstrated need. Other areas of the City have been identified and rezoned for intensification along transportation corridors with good access to Queen's and St. Lawrence. Related to rezoning specifically for student housing, Queen's University (which of the two schools may have a greater need for additional housing) has underused property that could be repurposed to address university-specific housing needs.

e. the suitability of the site for the proposal, including its ability to meet all required standards of loading, parking, open space or amenity areas;

A 16-storey, 612-bedroom student tower with 9 parking spaces and outdoor amenity areas overshadowed by the building's height and mass is not suitable for this busy area at the intersection of two downtown heritage neighbourhoods. It fails to meet any required standards of loading, parking, open space, or amenity areas.

f. the suitability of the density relative to the neighbourhood and/or district, in terms of units per hectare, bedrooms per hectare, floor space index, and/or employees per hectare, as applicable;

A 16-storey, 612-bedroom student tower is too dense for the adjacent neighbourhoods, which currently face intense densification, including due to the 9-storey Capitol Condo building, the 14-storey residential tower being built at Queen and Barrie Streets, and the proposed Metro towers.

g. the impact on municipal infrastructure, services and traffic;

Municipal infrastructure, services, and traffic would be significantly adversely impacted by the project.

- Utilities Kingston lacks the money and peoplepower to meet expected demand, and the City has proposed creating a Municipal Services Corporation that would support potential borrowing. The City's "Business Case for a Municipal Services Corporation" states: "Utilities Kingston and the City have identified essential infrastructure projects to support this growth, which exceed their current financial and human resource capacities....MSCs could operate under a 50% debt-to-equity ratio, increasing their financing flexibility."

- The 16-storey, 612-bedroom tower includes only 9 parking spaces, creating issues for street parking and loading. Princess, Queen, and Clergy Streets currently see considerable traffic. These streets are also essential pedestrian corridors at risk of disruption and safety problems due to increased traffic.

- Beyond the drain on built infrastructure, the addition of many hundreds of students to an area with already-demanding public safety needs risks overtaxing the City's public safety departments, including police and other emergency responders. With hundreds of new housing units already being added close by, a 612-bedroom student tower would greatly exacerbate demand.

h. comments and submissions of staff, agencies and the public;

The proposed 16-storey tower fails to conform with either public or municipal planning efforts:

- The public has made it overwhelmingly clear that they wish to retain the integrity of Kingston's heritage neighbourhoods, with Building Kingston's Future and the Frontenac Heritage Foundation devoting intense efforts to stop overdevelopment of the Capitol Condos project, and more recently, the Friends of Queen Street opposing Podium Development's 14-storey tower at Barrie and Queen Streets. In addition, the Community Meeting on apartments proposed at 391 Barrie Street brought out many residents gravely concerned about destructive overdevelopment.

- The City has also devoted considerable time and resources, including to the North King's Town Secondary Plan, to identify appropriate locations for residential intensification and preserve heritage character neighbourhoods.

i. the degree to which the proposal creates a precedent.

The City is experiencing an increasing number of large developments that do not follow the City's Official Plan or its zoning bylaws, with each new development creating a reference used in subsequent applications. As a result, modern residential towers are being built in the heart of Kingston's historic downtown, erasing the significance of the smaller heritage buildings that are the Limestone City's namesakes, and destroying the heritage character of its neighbourhoods.

Specific to this proposal's intent to amend the Official Plan to build student housing in the City, this would create a precedent for similar student-specific housing projects, which exclude and therefore discriminate against other residents' equitable access to housing, and offload dorm-related issues onto the City.

Failure to Conform with the Official Plan's Intent

The Official Plan is meant to be read and applied in its entirety (Section 9.2.9). Such a reading underscores the extent to which the proposed 16-storey, 612-bedroom student tower does not conform:

- The tower does not address the City's priority on addressing housing affordability, "with the greatest and most inequitable impact on those populations who have the fewest resources and/or are most vulnerable" (Section 2.6). The development creates a market-priced, rapid-turnover property that excludes most residents and is designed to maximize profit while placing significant drains on the City's infrastructure and resources.

- The design, height, and mass of the 16-storey tower is entirely incompatible with the surrounding neighbourhoods, destroying irreplaceable built and intangible cultural heritage resources.

Failure to Follow the Provincial Planning Statement

Heritage Requirements

The proposed tower does not meet the Provincial Planning Statement's requirements for conservation of heritage resources:

- "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved" (4.6.1).

- "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved" (4.6.3).

Human Rights Requirements

The proposed 16-storey tower, designated and designed for students, does not meet the Provincial Planning Statement's human rights requirements: "The Provincial Planning Statement shall be implemented in a manner that is consistent with Ontario Human Rights Code" (Chapter 6).

Ontario's Human Rights Code guarantees: "equal treatment with respect to the occupancy of accommodation, without discrimination..." The project's request to amend the Official Plan to support student-dedicated development discriminates against non-student renters.

Likewise, the tower's intentional student-suite designs create barriers to inclusive housing, for example for families, creating de facto discrimination.

In addition, potential by-bed and/or by-semester rent agreements create barriers to non-student renters, resulting in de facto discrimination.

Complete Communities Directive

A 16-storey, 612-bedroom student tower in the middle of Kingston's downtown core contradicts the PPS's Chapter 2 directive for municipalities to support "complete communities," which the PPS defines as "places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services" (PPS, 2024, p. 41).

Not only does the student tower fail to provide equitable access to a "full range of housing" "for people of all ages and abilities," student-only residential intensification threatens the viability of mixed-use neighbourhoods that support an appropriate mix of jobs, public service facilities, local stores, and services, as majority-student populations narrow viable businesses to those that cater to student-centred demands.

Failure to Follow Planning Precedent: The Capitol Condo Project

The completed Capitol Condo project stands a block down Queen Street from the proposed 16-storey student tower, presenting a clear planning precedent that underscores the proposed student tower's height incompatibility.

The Capitol Condo proposal started with 21 storeys and was then reduced to 16. Both were deemed incompatible by the Local Planning Appeals Tribunal, which denied the 16-storey height due to its adverse impact on Kingston's unique downtown, cited as "a remarkable urban artefact and one of Canada's most well preserved heritage areas."

Regarding the 16-storey height, the decision stated: "The Tribunal finds that the development and in particular the tower, as proposed: is not compatible with the massing of surrounding buildings; does not respect the quality of the existing area; represents a visual intrusion that disrupts the streetscape and an identified cultural heritage resource; and is overdevelopment that results in adverse impact....The construction of the tower of that height, essentially ten storeys above the six storey as-of-right limit and 12 to 14 storeys above the average range of building height in this heritage neighbourhood will fundamentally change the image of the downtown and harbour area."

Personal Thoughts

It's discouraging to write this letter. While Kingston's Official Plan and the zoning bylaws could guide sustainable development that supports the City and its residents, these planning documents are disregarded; as a result, Kingston's unique identity, beauty, and vibrancy are being lost, and its residents' needs are going unmet.

Walking along Wellington Street to go shopping, I'm saddened by the signs for high-end 14-storey apartments that will block the waterfront to the north of the courthouse.

Further along, at Wellington and Queen Street, jackhammers beat the overture to the incoming tower being built up from the LCBO.

Looking down Queen Street, I gaze at the "Now Leasing" Madeleine, Homestead's 23-storey luxury water-view tower, dwarfing the historic buildings around it. Who will live in those apartments, "impeccably appointed with high-end finishes and premium fixtures," with a one-bedroom offered at \$2,784 a month?

I was astonished to learn that in September Homestead's proposal for a high-end 19-storey waterside tower next to the Maritime Museum had been approved, with 10 councillors voting yes, ignoring residents' opposition and granting the project numerous zoning bylaw amendments.

There are many places to build appropriately in Kingston, but it's up to the City to make that happen. Private developers are focused on maximizing profits, not serving the City's needs. As residents, we depend on our elected officials and public servants to apply City policies and guide development so that Kingston and those who live here can thrive.

Sincerely,

Jeanne Ryan





Princess and Clergy development plans

From liz ripley [REDACTED]

Date Sun 12/21/2025 8:25 PM

To lcreid@cityofkingston.ca <lcreid@cityofkingston.ca>

[You don't often get email from ripsma@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>] Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders. For thirty years we lived on Colborne St. a block from the proposed student development. It was clear that redevelopment would occur at some point, and we hoped that it would be mid rise (no more than 4 storeys) and thought that an ideal use would be a development for seniors. Now there is a proposal for a behemoth which will cater to students- a group which seems well served by a number of other impending projects in the area. When we first moved into the area, there were a number of older homes occupied by students, and many of them were in a state of disrepair; however, over time younger families began to move in, and the area became more balanced insofar as a wider range of ages was represented. Now, we fear that it will be reghettoized and its diversity will disappear. Please consider the adverse impact it will have on the neighbourhood, the school and also the visual imbalance which will occur as it looms over two historic churches in the area. Liz and David Mullan

[REDACTED] Sent from my iPad



Outlook

letter of concern regarding proposed development at 281 and 285 Princess Street and 216, 220 and 226 Queen Street.

From Jeff Balderson [REDACTED]**Date** Mon 12/22/2025 11:19 PM**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>

You don't often get email from [REDACTED]

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Dear Members of the City of Kingston Planning Committee,

I am writing to express my deep concerns about the proposed development at the corner of Clergy and Queen Streets, extending onto Princess Street (lots designated 281 and 285 Princess Street and 216, 220 and 226 Queen Street).

I consider this development to be unsuitable to the site for a number of reasons, but I will focus on its adverse effects on the significant heritage buildings immediately adjacent to the property,

There are three significant, designated heritage buildings immediately across from the proposed development, all of which would be shadowed, dwarfed, and diminished by this project: St. Andrew's Presbyterian Church and the St. Andrew's Manse across Clergy Street, and the former Queen Street Methodist Church/ Queen Street United Church across Queen Street. These are beautiful structures, and I am sure that you are aware of the reasons why they are worthy of their official heritage designations. St. Andrew's Church is a striking limestone structure erected in 1889, with both architectural and historical significance: the congregation of St. Andrew's, including Sir John A. MacDonald, was instrumental in founding Queen's University. The Manse is an older structure, designed by eminent Kingston architect George Browne, (who also designed Kingston City Hall), and completed in 1841. Queen Street Methodist Church, now Sanctuary and the Smith Hotel, was constructed in 1886 and designed by Sidney Badgley, who would subsequently design Massey Hall in Toronto.

A 16-story structure across from these buildings would significantly diminish the heritage and character of these historic structures. The inappropriate height, mass, and overall dimensions of the proposed structure would greatly compound this unfortunate outcome.

The best decision, in my opinion, would be to reject this project altogether and to await a more appropriate proposal for the use of these lands. I have learned from experience that Kingston City Council, recognizing the genuine need for housing in the city, will often compromise with developers who propose projects that require major zoning adjustments on the sites in question. If a compromise is considered in this case, I would urge city planners to insist on a much shorter structure, with greater setbacks from the roads and perhaps a podium stepping back to a narrower tower. Such measures would mitigate, though not eliminate, the adverse effects of this development on our historic city.

Yours respectfully,

J. Balderson
[REDACTED]



Outlook

RE: Concerns RE: Proposed 16-Storey Student Residence

From Heritage Planning <heritageplanning@cityofkingston.ca>

Date Thu 1/8/2026 8:39 AM

To 'Clergy Dental Clinic' [REDACTED] Bar,James <jbar@cityofkingston.ca>; Grant,Genise <ggrant@cityofkingston.ca>; Reid,Lindsay <lcreid@cityofkingston.ca>

Cc info@kingstonchamber.ca <info@kingstonchamber.ca>; member@downtownkingston.ca <member@downtownkingston.ca>

Good morning,

Thank you for reaching out with your concerns.

I have directed these to the development planners who are handling this file. Someone will be in touch shortly with additional information.

Thank you again,

Joel



Joel Konrad, PhD, CAHP (he/him/his)

Manager, Heritage Planning
Heritage Services

City of Kingston
216 Ontario Street Kingston, ON K7L 2Z3
289-925-6499
jkonrad@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: Clergy Dental Clinic [REDACTED]
Sent: January 7, 2026 3:36 PM
To: Heritage Planning <heritageplanning@cityofkingston.ca>; info@kingstonchamber.ca; member@downtownkingston.ca
Subject: Fwd: Concerns RE: Proposed 16-Storey Student Residence

You don't often get email from [REDACTED]

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

Dear Sir/Madam,

I am writing to express my serious concerns regarding the proposed 16-storey development by Campus Suites LP and the Boulevard Group near Queen Street, Clergy Street, and Princess Street, which is in very close proximity to my business, Clergy Dental Clinic.

This area is a heritage and low-rise zone currently zoned for 4 storeys. The proposed height, massing, and density of this building are completely out of character with the existing streetscape and will significantly impact the surrounding small businesses, professional offices, and residents.

I have the following specific concerns:

1. Impact on Parking and Patient Access

My clinic serves a large number of elderly and mobility-challenged patients. The loss of accessible street parking and increased congestion from a large student housing complex will make it extremely difficult, and in some cases impossible, for these patients to access care. Only nine car parking spaces for a project of this size is completely inadequate and will put enormous pressure on the surrounding streets.

2. Garbage, Servicing, and Cleanliness Issues

The servicing and garbage area being located off Clergy Street will create additional noise, odor, traffic, and cleanliness issues immediately adjacent to existing businesses and clinics. This is not appropriate for a professional and healthcare-oriented area.

3. Construction Impacts: Power, Water, Vibration, and Noise

My clinic relies on uninterrupted power and water supply for patient care and sterilization. Any power outages or water shutdowns during construction would force us to cancel patients and shut down operations.

In addition, heavy construction vibration could damage sensitive dental equipment and potentially affect the structural integrity of nearby buildings. Ongoing construction noise will also significantly disrupt patient care, especially for anxious and elderly patients.

4. Building Design, Shadowing, and Microclimate Effects

A 16-storey building with this massing will create shadowing and wind tunnel effects, making the area colder and less comfortable, especially in winter. This can affect nearby buildings, including plumbing systems, freezing risks, and general building performance.

5. Heritage and Character of the Area

This proposal is not compatible with the existing heritage character and scale of this neighborhood. A development of this size and density is a drastic overreach compared to the current 4-storey zoning and will permanently change the character and livability of this area.

I strongly urge the City to reconsider the scale, height, and density of this proposal and to properly protect existing businesses, healthcare services, and the heritage

nature of this neighborhood.

Thank you in advance for considering my concerns.

Sincerely,
Dr. Prabhjot Kaur

*Clergy Dental Clinic
135 Clergy St. East
Kingston, ON K7K 3S2*





226 Queen Street Development Application -- Blockbuster/McDonald's site

From Tara Sharkey [REDACTED]

Date Thu 1/8/2026 1:24 PM

To lcreid@cityofkingston.ca <lcreid@cityofkingston.ca>

Cc cloconnor@cityofkingston.ca <cloconnor@cityofkingston.ca>; Cinanni,Vincent <vcinanni@cityofkingston.ca>; wstephen@cityofkingston.ca <wstephen@cityofkingston.ca>; pchaves@cityofkingston.ca <pchaves@cityofkingston.ca>; Glenn,Conny <cglenn@cityofkingston.ca>; goosterhof@cityofkingston.ca <goosterhof@cityofkingston.ca>; Osanic,Lisa <losanic@cityofkingston.ca>

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Hello City of Kingston Clerks and Planning Committee Members,

I am writing to oppose the application for the proposed building at 226 Queen Street which extends to Princess St. by Campus Suites LP and The Boulevard Group. There are many reasons to refuse the developer's current application.

- 1. PBSA:** Relief of planning rules for a Purpose Built Student Accommodation should only be allowed after careful public planning for a city Student Housing Strategy and located adjacent to the University, rather than encroaching into the downtown area. Housing in the downtown area should always be meant for everyone.
- 2. Height:** The new building sits inside two historic areas and should follow similar guidelines as the height suggested for the Capitol Theatre build.
- 3. Parking:** Nine spaces plus two for shared cars is incredibly low for 456 units. The reality is that a much higher number is needed for the general public and that two shared cars is not enough.
- 4. Frontage on Princess Street:** The frontage proposed looks like a wall of windows. The Princess St. frontage needs more pedestrian friendly entries and access, as well as better fitting design to meet the historic character of the neighbourhood which emphasizes small shops. Just because other buildings on that street were allowed to be built minimalist at a different time doesn't mean that the city should not strive to preserve the historic nature of the area with current development.

Overall, this application should be denied based on the very basic reason that the current Official Plan does not allow development of housing that is specific to one group of people. Should the City want to begin including PBSA's into its fabric, it should first create a comprehensive Student Housing Strategy before doing so and include commentary from the community.

Can the developer agree to accommodations meant for anybody, a better height, normal amounts of parking, and better design on Princess Street to fit the historic nature of the neighbourhood?

Thank you for your consideration,

Tara Sharkey
[REDACTED]



Feedback (public deputation) regarding proposed development at "Blockbuster" Site ~ 226 Queen St, et al.

From Annie Palone [REDACTED]

Date Sat 1/10/2026 11:58 AM

To Lindsay Reid <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>; Conny Glenn <cglenn@cityofkingston.ca>; goosterhof@cityofkingston.ca <goosterhof@cityofkingston.ca>; losanic@cityofkingston.ca <losanic@cityofkingston.ca>; James Bar <jbar@cityofkingston.ca>

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Dear Lindsay, James, and Esteemed Members of the Planning Committee:

Lindsay and James, thank you for taking the time to present on this application and answer questions from the community at the 3 December 2025 Public Meeting (requested by the McBurney Park Neighbourhood Association).

I do not support the development proposal or the applications for zoning & by-law amendments/relief the developers are requesting for the Site at 281 and 285 Princess Street and 216, 220 and 226 Queen Street. This is not the right location for a building of its type. Student focused housing belongs near campus in the campus intensification zone. This tower is too high for our historic downtown on Princess St, the units are too small and isolating, the parking is wholly inadequate, the building's mass is too imposing for the streetscape and context, the indoor amenity spaces proposed for residents are inadequate, the outdoor amenity spaces proposed for residents are inadequate, the amenity value provided to the community and city is inadequate, and the proposed "service court" imposes on a right of way. Construction in the context of the many adjacent heritage-designated buildings is highly likely to cause damage to cultural heritage, tourism, street trees, streetscape, pedestrian-safety, etc., etc.

Detailed analysis follows (which I've made available to members of the Sydenham District Association and the broader community).

Thank you,

Annie Palone
Master of Science in Urban Design
Master of Landscape Architecture

Sydenham District Association, Board of Directors
Downtown Kingston BIA, Vice-Chair Streetscape & Public Spaces Committee

Further Objections:**From a HEIGHT / MASSING perspective:**

- The building is proposed as 16 storeys in a location currently zoned for 4 storeys.
- I do support upzoning in smart, thoughtful locations in the City. This is not the right location!
- It's proposed to contain 456 residential units consisting of 612 bedrooms (approx. 130 dwelling units plus 330 'co-living' e.g. studio type units) with inadequate amenities.
- Rather than "suites" with 4-5 bedrooms sharing common spaces & kitchens, these are primarily tiny 'studio' apartments with sink/microwave "mini-kitchens", and one "lounge" per floor that includes a shared kitchen (for more than 20 units to share?). In plan view, these look GRIM! We don't want our future neighbours living in these conditions.
- The requested "amenity configuration" relief would negate the need for appropriate amenity spaces for residents, by allowing the "reconfigured" amenity spaces to be the shared "lounges" for the co-living units with inadequate kitchenettes. This does not provide an acceptable quality of life for potential future residents and neighbours.
- The "PBSA" application is totally inappropriate, it excludes other community-members from being able to rent units and is discriminatory, exclusive, and probably not legal.
- There is one permanently-shaded courtyard, two narrow alleys, and no other accessible outdoor space (no rooftop access or amenity is proposed, no balconies are provided).
- Despite the inadequate shadow studies provided in the application, it's clear that the proposed building height would create long shadows that would negatively impact home and business owners within a multi-block radius, particularly in residential areas to the north.
- The setbacks/setbacks also feel inadequate. The renderings show a massive rectangle imposing over its surroundings. There's no nuance.
- In general, the concerns with this proposal parallel those expressed during the development of the Capital Condos: their application for 16 storeys was denied by Council; the OLT permitted the building at 12 storeys; after compromising with Frontenac Heritage & neighbours, it was ultimately built to 9 storeys, 42 meters back from Princess – which feels appropriate and acceptable and does not overwhelm the historical character of the streetscape on Princess or Queen Streets.

From a COMMUNITY perspective:

- There is a complete lack of amenity value or publicly accessible spaces/retail on Clergy and Queen Streets, with the single unit of retail space located on Princess, disconnected from the building.
- The 9 proposed parking spaces are absurdly inadequate! (9 total spaces – 2 accessible, 1 short-term, 4 visitor, 2 car share – for over 600 beds!) In addition, only 295 bike parking spots are provided.

- Construction would block the shared-access laneway (labelled "service court" on site plan) that provides entrance/egress to the parking lot of the dental office (historic limestone building) on Clergy St E.
- The renderings and plan show way more trees than the 5 they've actually included in the proposal. Overshadowing by the building will create negative impacts for any street trees or flowering plants that survive construction.
- This location is not appropriate for such a large mass of student-centric (exclusive use) housing.

From a (Destruction of) HERITAGE perspective:

- 216 Queen St is a listed historical property. The developer proposes its **complete demolition**.
- 281 Princess St – formerly Turk's Antiques (and recently Northside Cafe) – The developer proposes to **(mainly) demolish** this designated building, **retaining only its frontage** (plus 2 meters of the front 'sidewalls').

The Heritage Impact Statement (by ERA) highlights multiple heritage buildings adjacent to the proposed building at risk of damage during construction:

- 135 Clergy St E – Immediately adjacent to the Site is a dental clinic in a ca. 1880 2 storey limestone houseform building, at particular risk during construction. (Additionally, as noted below, construction would block access to a shared laneway / right of way that serves the clinic's employee parking lot.)
- St Andrew's Presbyterian Church and Manse are immediately across Clergy Street.
- 291–297 Princess Street, "abuts the Site to the west, is located at the northeast corner of Princess Street and Clergy Street East. The property is occupied by a row of limestone commercial buildings constructed between the 1850s and 1870s."
- 200–202 Queen Street, "abuts the Site to the east. The property is occupied by two stone houseform buildings that, together with 198 Queen Street, form a row of three buildings constructed c. 1854. The buildings have a residential use."
- 221 Queen St – Sanctuary Co-working – is immediately across Queen St. The vista of the church spire from Princess St and Clergy south-southwest of Queen would be blocked by the proposed tower.

From a SAFETY/SECURITY perspective:

There are three access points to/from the building for residents:

- The main entrance is on the corner of Clergy E at Queen, onto a Lobby "amenity" area.
- The secondary entrance/egress is a narrow hall and vestibule with elevators that connects Princess Street to a shadowed, alley-width, "private outdoor amenity space," that connects back to the main lobby, adjacent to the bike parking area.
- Third is the parking entrance off Queen St (roughly where the existing listed building is at 216 Queen)

- The service entrance and garbage collection "service court" areas have been sited in / adjacent to the right of way shared with the dental clinic at 135 Clergy St E, creating significant worry for the building and business owners.
- The "service court" has a "secure gate" (unclear whether that can be opened by residents) that connects to another alley-like "private outdoor space" and indoor bike parking area. These spaces have the potential to create multiple pedestrian-vehicle-bicycle conflicts.
- If not properly secured / guarded, they also create opportunity areas for criminal activity, or the perception thereof, and/or actual danger to pedestrians and passersby.



Fw: Objection to Proposed Redevelopment of 281-285 Princess and 216-226 Queen Street

From Dr. Maria E. Theodorou [REDACTED]
Date Mon 1/12/2026 1:56 PM
To Reid,Lindsay <lcreid@cityofkingston.ca>

6 attachments (23 MB)

Screen Shot 2026-01-12 at 1.33.00 PM.png; Screen Shot 2026-01-12 at 1.28.33 PM.png; Screen Shot 2026-01-12 at 1.28.56 PM.png; Screen Shot 2026-01-12 at 1.29.06 PM.png; Screen Shot 2026-01-12 at 1.33.20 PM.png; Screen Shot 2026-01-12 at 1.33.29 PM.png;

You don't often get email from [REDACTED]

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Hi Lindsay,

Please see below.

Will there be an opportunity for community members to speak at the upcoming meeting (Jan. 15th 6 pm) about this proposed redevelopment at 281-285 Princess and 216-226 Queen Street?

Thanks for you attention in this matter.

take care,

Maria

From: Dr. Maria E. Theodorou [REDACTED]
Sent: January 12, 2026 1:51 PM
To: vcinanni@cityofkingston.ca <vcinanni@cityofkingston.ca>; goosterhof@cityofkingston.ca <goosterhof@cityofkingston.ca>; pchaves@cityofkingston.ca <pchaves@cityofkingston.ca>; cglenn@cityofkingston.ca <cglenn@cityofkingston.ca>; wstephen@cityofkingston.ca <wstephen@cityofkingston.ca>; losanic@cityofkingston.ca <losanic@cityofkingston.ca>; mayor@cityofkingston.ca <mayor@cityofkingston.ca>; cityclerk@cityofkingston.ca <cityclerk@cityofkingston.ca>; gridge@cityofkingston.ca <gridge@cityofkingston.ca>
Subject: Objection to Proposed Redevelopment of 281-285 Princess and 216-226 Queen Street

Dear Planning Committee Councillors, the Mayor, and the City Clerk (City of Kingston, ON),

I am writing to express my vociferous objection to the proposed development at 281-285 Princess and 216-226 Queen Street. As a physician, and long-time resident of downtown

Kingston, ON, I am very concerned about what this will do to the quality of life enjoyed by neighbours of the proposed structure, and also to the surrounding businesses and citizens who enjoy the inviting feel of living and visiting in historic downtown Kingston.

I live in a low rise rental owned by Keystone Property Management [REDACTED] [REDACTED] directly adjacent to the proposed structure, next to the old Block Buster. I've been living at this location for 26+ years. At this location, I have enjoyed many of the benefits of downtown life, including the walkability, the tight knit community, and the beauty of my historic surroundings and integration with nature. The proposed development which will be just metres from my Unit will be major blow to my quality of life and experience of living in downtown Kingston.

The proposed structure which is 16 stories in height, **will completely obscure the spectacular sunset view/sun exposure, plus views of adjacent historic structures** residents of the Queen facing side of my building enjoy. As my building is only four (4) stories in height, and facing North (for those on the Queen Street side), the morning sun is already obscured by adjacent structures, and hence our only direct sun exposure is in the afternoon from the West, which will be completely obscured by the proposed structure. It will be like living in a dark hole, as majority of the day will be in the shadow of this building. Please see attached photos.

For me, the two great joys of living at this location have been the warm and welcoming feel of living in historic downtown Kingston, and also the great sun exposure and sunset view I have enjoyed from my two very large balconies. Please see attached photos. During the Spring/Summer months, I keep an extensive garden, and spend a great deal of time outside tending to my plants and enjoying time in the sun. For me, losing sun exposure to my already north facing apartment will have a huge mental health impact as keeping garden (which is dependent on at least some sun exposure) and enjoying time in the sun from the comfort of my home is one of my great joys. The lack of sunlight reaching our windows in the winter months will also threaten mental health.

Furthermore, I am concerned about the **increased foot traffic, noise and congestion that will be created by 600 students as direct neighbours**. In my experience, while many of the more mature students can make excellent neighbours, others are not invested in fostering community and have little regard for the noise/disturbance they may create for their non-student neighbours. I also have concern for neighbouring businesses. In my experience, large crowds of students tend to gather outside student buildings, and partying/vaping outdoors, as they are precluded from doing so indoors. This will be a deterrent for others wanting to walk/shop downtown, especially in the evening. It has also been my experience, that during major events like St. Patrick's Day or Homecoming, student buildings can attract major crowds/parties which not only create noise, but often spill outdoors to adjacent sidewalk and parking areas.

Finally, **the austere design and sheer size of the proposed building will alter the Kingston skyline, views of adjacent structures, and alter the warm/inviting feel of our beautiful historic Kingston**. I should point out that I am not opposed to re-development altogether. I feel that it would be more congruent with the neighbourhood/community to consider low rise (up to 4 stories) re-development that can house local businesses and a diverse population of residents, which might include students but not exclude long-time residents of this city who are also in need of affordable housing.

Finally, and lamentably, if this development goes through, I will be searching for alternative housing at a much increased rent, or taking on mortgage as a singleton at age 58. Same goes for many of the mature tenants in my building, most of whom state they will move rather than live in the shadow of this new monolith.

I urge you to please take into serious consideration the great impact this proposed re-development will have on the long-time neighbours and businesses, and to look for alternative redevelopment projects that are more congruent with our historic downtown and surrounding community.

Respectfully,

Maria E. Theodorou

Maria E. Theodorou, MD PhD FRCPC (Internal Medicine)
Dipl. ABLM, ABOM
Consultant Internist,
LifestyleRx <https://lifestylerrx.io/>
Aroga Lifestyle Medicine
<https://www.aroga.com/team/>

Assistant Professor,
Department of Medicine
Faculty of Health Sciences,
Queen's University,
Kingston, ON

















Outlook

Proposed student apt queen:clergy:princess sts

From William James <[REDACTED]>**Date** Tue 1/13/2026 10:42 PM**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>; gridge@cityofkingston.ca <gridge@cityofkingston.ca>; pchaves@cityofkingston.ca <pchaves@cityofkingston.ca>; damos@cityofkingston.ca <damos@cityofkingston.ca>; jhassan@cityofkingston.ca <jhassan@cityofkingston.ca>; mayor@cityofkingston.ca <mayor@cityofkingston.ca>; btozzo@cityofkingston.ca <btozzo@cityofkingston.ca>; jmclaren@cityofkingston.ca <jmclaren@cityofkingston.ca>; RNBoehme@cityofkingston.ca <RNBoehme@cityofkingston.ca>**Cc** Lea westlake <[REDACTED]>

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>] Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders. Dear Planners and councillors: I write to express my concerns about this development as a resident of the McBurney Park neighborhood, living nearby on Colborne St. Simply put, this proposed building houses too many students in a single location on Kingston's Princess Street. I am a senior who walks by there several times weekly to shop or for appointments. Already I am dodging students walking two and three abreast on the sidewalk. That many students housed in one building creates too much pedestrian (and other kinds of) congestion. The bump-outs for patios also make walking the sidewalk difficult in summer. Amazon and takeout deliveries, taxis and Ubers, and other drop offs and pickups will create even more congested adjacent streets. Simply put, to locate over 600 students in a central downtown building on Kingston's Princess Street is an egregious error in planning and development. And Queen Street is already becoming an ugly canyon of high rises. Locate such developments closer to the university and away from the centre of downtown. At the very least, the size should be scaled back to less than half the size of this proposed building. Sincerely Bill James Sent from my iPhone



ST. ANDREW'S PRESBYTERIAN CHURCH

130 Clergy Street East, Kingston, Ontario, K7K 3S3

www.StAndrewsKingston.org

Re: Rezoning of 281 and 285 Princess Street and 216, 220 and 226 Queen Street

Members of the Planning Committee:

The proposed high-rise at Princess and Queen Streets was discussed at a meeting of the congregation of St. Andrew's Presbyterian Church on Sunday, January 4th, 2025. Several questions and concerns were raised.

As a community that has been situated on the corner immediately opposite the proposed development since 1822, we have a strong interest in developments that will impact the neighbourhood. We appreciate this opportunity to raise questions and ask for clarification.

The foremost concern raised is the proposed 16 storey height of the building in an area that is currently zoned for 4 storeys. The properties under consideration for development are located within the St. Lawrence Heritage Character Area and the Lower Princess Street Heritage Character areas. How will the developer ensure that this large, massed building fits into the heritage character of the area?

Why is there not more building setback on Clergy Street? The impact of having a huge monolith of a building will be more marked on this narrow street. With parking allowed on both sides between Princess and Queen, exiting from the church's private parking lot is already very difficult as parked cars inhibit the sight lines. With a service area located directly across, it will become even more problematic.

Of immediate concern to the St. Andrew's Church community is access to its buildings (church and manse) during the construction period. Where will the lay-down area be? Will roads around the church be closed to accommodate the contractor's lay-down space? How will existing parking spaces on Clergy street be impacted?

The servicing and waste area is to be focused on Clergy Street, immediately across from the historic St. Andrew's Church and manse. Ryandale Transitional Housing is operating a transitional home for men in the manse. Noise from garbage collection and other servicing of the building will impact the manse as well as already limited parking on Clergy street. Why can the service area not be located on Queen Street, which offers more space?

With parking spaces in the proposed building numbering only 9, for a potential of 612 inhabitants, how is this a sufficient ratio? St. Andrew's church must already deal with unauthorized use of the church yard by people who cannot find parking. How will the developer ensure that the situation will not be exacerbated with an additional potential

Coordinator of Property & Maintenance
Treasurer
Chair of Trustees
Clerk of Session
Director of Music
Minister
Church Office Executive Assistant

John Sanger
Paul Payne
Ken Hancock
David Holland
John Hall
The Rev. Barry Carr
Lori-Kim den Otter



600+ individuals and their visitors?

Has consideration been given to providing bus service to the student population assumed to live in this building?

Plans show a small "courtyard" area surrounded by the proposed buildings. There is no potential for green space in this small area as the shade from the buildings surrounding it would not be conducive to plantings. In the current proposal, the building encompasses the entire site with no allowance for green space. How does the building plan balance density with livability? Why are there no green spaces included in the proposed development especially on Clergy Street, which faces a heritage building?

The plan proposes 456 residential units with a potential for 612 bedrooms, designed exclusively for occupancy by students from local educational institutions. Does the proposal contain evidence of statistics from the educational institutions to show existing demand for this high number of purpose-built units? What will happen if occupancy by students falls short of the developer's expectations?

Most Kingstonians are familiar with the "Aberdeen Street" phenomenon, repeatedly attracting large parties in a small street which is occupied mostly by students. Will this building become a similar magnet for student parties on Clergy Street?

Given the lack of affordable housing in Kingston, why is there no consideration given to providing affordable units in the proposed high-rise?

Thank you for your attention to the concerns of the community of St. Andrew's Presbyterian Church. We look forward to receiving responses to our questions.

Please direct written communication to:

John Sanger, Chair, Property and Maintenance Committee

130 Clergy St E, Kingston, ON, K7K 3S3 By email: [REDACTED]

Respectfully, on behalf of the congregation of St. Andrew's Church,

A handwritten signature in cursive script, appearing to read "D. Holland", written in black ink on a yellow rectangular background.

David Holland,
Clerk of Session



Outlook

226 Queen St. - Redevelopment of Blockbuster Site

From Alexandra Rowse-Thompson [REDACTED]

Date Wed 1/14/2026 9:10 AM

To lcreid@cityofkingston.ca <lcreid@cityofkingston.ca>

Cc Ridge,Gregory <gridge@cityofkingston.ca>; cloconnor@cityofkingston.ca <cloconnor@cityofkingston.ca>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>] Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders. Hi Lindsay, We are writing to share several questions and comments regarding the proposed development (File No. D35-006-2025) in advance of this week's public meeting. Sean and I live approximately 195 metres north of the subject property, and our three children attend Central Public School. We are providing these comments as community members. 1. The shadow study is difficult to interpret. The images appear to stop at Colborne Street, and it is unclear whether shadow impacts extend further north. The winter solstice 1pm render is a copy of the equinox 1pm render (i.e., likely incorrect). 2. It is unclear whether the two thin strips of proposed outdoor amenity areas will receive sufficient natural daylight to sustain trees and be comfortable/usable by the occupants. 3. Are there precedents in Ontario for Official Plan Amendments that specify a specific occupant/segment of the population such as "off-campus student housing"? 4. Given projected growth in Queen's University's student population, we believe the City would benefit from a student housing strategy to help guide where such housing is best located. 5. Despite the site's walkable context, the proposed nine parking spaces appear limited, as does the bicycle parking supply, which accounts for less than half of the total bedrooms. Given the likelihood of a high number of uber and skip the dishes deliveries, one space for short term deliveries is insufficient for the number of bedrooms/residents. Delivery drivers don't typically reverse out of spaces and so Queen will likely be filled with idling cars. Specific consideration should be given to how to address this within the site. 6. The proposed servicing and garbage access off Clergy Street is concerning, as this is an important north-south pedestrian and active transportation corridor that runs to and from McBurney Park. Pedestrian safety and experience should be carefully considered. 7. As viewed from Queen Street, the height and length of the building with a tiny stepback (just over a metre) is slab-like and bulky, and will likely feel overwhelming and increase shadow impact. Consideration should be given to the design opportunities afforded by removing the central courtyard and increasing setbacks, lowering height, etc. 8. A peer review of the Heritage Impact Statement is recommended. While it includes useful analysis of 281 Princess Street, it does not meaningfully assess the impacts of the proposed height and massing on the surrounding historic context. For example, the report speaks to "harmonizing" and "compatibility" with the surrounding historic buildings and neighbourhood but does not go into enough detail of how. Lastly, the design of the new building wrapping around 281 Princess Street needs careful consideration and redesign. 9. Finally, we recognize the site's potential for intensification. A building taller than the permitted four storeys is likely appropriate. Given the site's location at the top of the Queen St. hill and the heritage context (a concentration of protected heritage buildings), a height of approximately 8-10 storeys with a lower podium and more substantial stepbacks may be more compatible. This approach would be comparable to the Capital Crown Condos slightly east on Queen, which has generally integrated well into the historic built environment (and is half the height of the proposal). Thanks for taking the time

to consider our input. Best wishes, Sean & Alex ALEX ROWSE-THOMPSON [REDACTED] Please
consider the environment before printing this email.



purpose-built student residence on the former Blockbuster site

From David McDonald [REDACTED]

Date Wed 1/14/2026 5:34 PM

To 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>

Cc Reid,Lindsay <lcreid@cityofkingston.ca>; cloconnor@cityofkingston.ca <cloconnor@cityofkingston.ca>

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Dear Planning Committee members,

I am writing to express my concerns with the proposal for a **private purpose-built student residence on the former Blockbuster site at Queen and Clergy streets**. Putting aside the inappropriate height and massing of the building in that location, this letter focusses on the fact that it is **intended solely for students**. Kingston needs student housing, but we also need a **student housing strategy** with a clear urban planning rationale, which we currently lack.

The irony here is that we are regularly told that we cannot oppose student-purpose buildings because it violates the Human Rights Code of Ontario by "people zoning". And yet, developers openly target students when advertising their buildings (even with their company names – eg. Campus Suites Inc). **Providing an amendment for a student-only building would therefore violate the city's own policies.**

The City has already granted permission for a 14-story student building at Queen and Barrie streets. A second building in such proximity would **transform the Skeleton Park neighbourhood**, impacting local amenities such as parks, schools and municipal facilities as the residential mix shifts towards temporary residents.

Skeleton Park is a diverse and densely occupied neighbourhood with a long history of students in the area. If we are to sustain this strong community network it is essential to retain this diversity and resist forms of **studentification** that have overrun similar neighbourhoods in the downtown area. Downtown neighbourhood associations are increasingly worried about this trend and are seeking a student housing strategy to address it. Hopefully the latter can be out in place in a relatively short period of time but **in the interim it is critical that we do not allow further student-only projects that undermine our ability to plan for sustainable and diverse communities in the future.**

David McDonald



D35-006-2025 - 281 Princess Street

From Justin Gurr [REDACTED]
Date Wed 1/14/2026 7:29 PM
To lcreid@cityofkingston.ca <lcreid@cityofkingston.ca>
Cc jhassan@cityofkingston.ca <jhassan@cityofkingston.ca>

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Hello Lyndsay,

I would like to register my full-throated support for this proposal. Our city is in a housing crisis, and providing housing for students will alleviate pressure on single family homes as well as other types of rental housing. Aesthetically, I like that it is replacing the out-of-place Blockbuster and McDonald's buildings and helping to knit together the broken streetwall. This is exactly the kind of development that Kingston desperately needs. I am also looking forward to the boost in property-tax rolls that this new building will provide.

My only complaint would be that the historical skyline of this neighbourhood is 242' and has been that way since 1848 (St. Mary's Cathedral) so I feel like if we are to honour the heritage of this neighbourhood the building should be taller. However I respect the decision of the landowner to propose a short building as is their right.

I would just like to add that this kind of community consultation is biased in favour of the kind of land-owning gentry who are financially incentivised to oppose all new forms of housing and is inherently biased against renters, young people, and those who are less financially advantaged. No doubt the feedback meeting on January 15th will be filled with angry landowners who do not want to see this sort of housing. It is undemocratic to hold these types of meetings where wealthy, comfortable voices are given a platform while excluding the voices of those who are too busy working to provide for themselves and their families. Our elected officials should approve this proposal without delay.

--

Justin Gurr



Resident Feedback - 281 Princess Street

From Nico Koenig [REDACTED]
Date Wed 1/14/2026 10:48 PM
To lcreid@cityofkingston.ca <lcreid@cityofkingston.ca>
Cc Ridge,Gregory <gridge@cityofkingston.ca>; wstephen@cityofkingston.ca <wstephen@cityofkingston.ca>

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Hi Lindsay, [and hello Councillors if I'm not too late for this feedback]

Please try your best to require the developer to keep mixed use active frontage on Queen Street. While there's nothing in the OP that specifically requires it, I think it should be requested. [Councillors - no need to read on - that's the jist of it!]

I am writing today as a resident of Colborne Street to provide comments on the development proposal at 281 Princess Street, specifically regarding the treatment of the building frontage along Queen Street.

Queen Street is an established downtown corridor with a concentration of small businesses and a growing residential and student population. While it does not carry the same formal designation as Princess Street, it is referenced throughout the Downtown Action Plan (2003) as an important area for renewal and lies within the Downtown Kingston BIA boundary. Despite this, Queen Street has experienced long-term underinvestment and remains absent from the North Kingston Secondary Plan. For a long time, Queen Street, formally Grave Street, has just been that - something buried and forgotten.

The street has been repeatedly identified through CAA's "Worst Roads" reporting, reflecting persistent issues related to safety, comfort, and overall public realm quality. Previous development approvals in the area included approximately \$61,000 in community benefit funding intended for Queen Street study and beautification; however, to date, these funds have not been used - are likely forgotten. This funding should be leveraged to reinforce the street's pedestrian priority.

The draft Official Plan now identifies Queen Street as a pedestrian priority area, intended to support vibrant pedestrian activity and mixed-use development accommodating a broad range of commercial, tourism, arts, culture, and hospitality functions. While the current proposal meets the draft requirement for ground-floor commercial frontage on Clergy, it is worth noting that many buildings north along Montreal Street on Queen Street do not meet this requirement listed in the OP, and should certainly remain non-complying as these places are integral to downtown Kingston. Pedestrian priority requires active frontage like what exists already, not simply empty façades which is the current design proposal for the Queen Street portion.

Given this context, it is critical that new development contributes to long-term activation and revitalization. Ground-floor space could support non-profit, institutional, university, cultural, or community-serving uses that animate the street. **Zoning and design should preserve the option for flexible active uses that reinforce Queen Street as a walkable, vibrant corridor.**

With increasing pedestrian and cycling activity in the area, particularly associated with students and downtown growth, Queen Street is well positioned to contribute meaningfully to downtown life. Aligning development with the draft Official Plan's pedestrian priority would ensure the street's mixed-use potential is realized and that Queen Street is no longer treated as a secondary or forgotten.

Many thanks,

Nico Koenig

Resident of Colborne Street