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Date: July 15, 2024
Our Ref: P24050
Subject: 2267-2271 Princess Street - Applications for Minor Variance and Site
Plan Control (City of Kingston File No. D13-039-2024 and File No. D11-008-
2023)

Dear Ms. Didrikson:

We have been retained by Edifax Developments, which is the Owner of the property municipally addressed as 2279 Princess Street in Kingston, Ontario ("2279 Princess"). The lands at 2279 Princess are currently vacant and have been for several decades, but are under contemplation for redevelopment in the near future, as evidenced by a recent Pre-Application Meeting.

The Owner received the Notice of Public Meeting for the above noted Minor Variance application in support of the proposed redevelopment of the adjacent lands at 2267 & 2271 Princess ("2267 Princess"). We and the Owner have reviewed this application as well as the associated Site Plan Control application, and understand that the applicant is proposing to redevelop 2267 Princess with two commercial plazas and a gas bar. We note that one of the indicated commercial tenants is a "drive-thru restaurant", that there is a surface parking lot occupying the majority of the mutual property line with 2279 Princess, and a commercial building to be located approximately 1.8 m from this same property line.

Based on our review of the applications, we have a number of comments and concerns in relation to potential impacts on the future development of 2279 Princess. As identified in the recent Pre-Application Meeting for our lands, significant residential development can be supported. Our concern is that the contemplated residential use of 2279 Princess could be negatively impacted by the proposed commercial use at 2267 Princess if appropriate mitigation measures are not put in place for the commercial use. These would include, but are not limited to:

1. A landscape buffer and/or fence along the western property boundary to prevent vehicle headlights from shining into ground floor units and/or amenity areas of the contemplated adjacent residential use. We understand that the City's typical Site Plan Agreement would require implementation of the Zoning By-law requirements for buffers between commercial and residential uses (Section 4.16.1), and that this buffer must be provided by the commercial use. Should the Site Plan Agreement for 2267 Princess be approved and, subsequently, new residential development at 2279 Princess also be approved, this could require the owner of 2267 Princess to amend their Site Plan to provide the required buffer as the Site Plan Agreement obliges the Owner to continue to "comply with the provisions of the City's Zoning By-laws, as amended".

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2. Adequate mitigation of stationary noise sources to protect future residential uses such that sensitive receptors on upper residential floors are screened “at the source” rather than having to employ mitigation after-the-fact at the receptor. In our experience, implementing noise mitigation at the source that considers anticipated or planned adjacent sensitive receptors avoids or reduces potentially debilitating noise impacts on new housing projects.
3. Impacts of the anticipated significant lighting from the commercial plaza and gas bar on the future residential at 2279 Princess. The Owner would like to ensure that particular attention is paid to ensuring that **all** light sources are sufficiently shielded from spillover onto 2279 Princess.

The Owner is generally supportive of the development proposed, but would like to ensure it properly accounts and plans for future adjacent sensitive land uses in a comprehensive fashion.

Should you require anything further or have any questions in support of your investigation, please do not hesitate to contact the undersigned.

Sincerely,
Arcadis Professional Services (Canada) Inc.



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CC. Edifax Development