

**From:** [REDACTED]  
**To:** [Robidoux,Meghan](mailto:Robidoux,Meghan)  
**Subject:** Re: 64 Barrack St and 235-237 Wellington St - Notice of Public Meeting  
**Date:** July 4, 2024 10:22:25 AM  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[image002.png](#)  
[image003.png](#)

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Thank you Ms Robidoux. I would like my questions included in the public record. The downtown area is very short of greenery. Given the increase in heat that is predicted for Kingston we should make every effort to provide green areas for those who will live, shop and work in this area. New Public parkland must be adjacent to new development , not in areas remote from where people live and work.  
With regards, Bob MacInnes

On Wed, Jul 3, 2024 at 2:35 PM Robidoux,Meghan <[mrobidoux@cityofkingston.ca](mailto:mrobidoux@cityofkingston.ca)> wrote:

Good afternoon Mr. Macinnes,

Thank you for your email.

The property currently has about 100% hard surface coverage, so no existing green space will be lost as a result of the proposed development. There will be opportunities for new landscaping within the setbacks along Barrack and Wellington Streets, as well as on the communal terrace on the fourth storey. The applicant will also be required to provide a cash-in-lieu of parkland contribution at the site plan control stage, in accordance with the City's Parkland By-Law, which will contribute to the pot of funding available to the City for the purchase of new public parkland.

Shadowing and wind were both studied as part of the submission. Shadows move across the adjacent streets creating times in shadow and times in sun along the sidewalks.

Design details such as building materiality and heating/cooling systems are not regulated by zoning and will be reviewed as part of a future site plan control application; however, I will pass your questions on to the applicant in the event that they are able to advise on these items at this stage.

Please confirm if you wish for your submission to be included on the public record and form part of the agenda package for the Regular Meeting.

Thank you,

Meghan



**Meghan Robidoux, MPI, MCIP, RPP (she/her/hers)**

Senior Planner

Planning Services

Growth and Development Services

City of Kingston

Located at: [1211 John Counter Boulevard](#)



[216 Ontario Street Kingston, ON K7L 2Z3](#)

613-546-4291 ext. 1256

[mrobidoux@cityofkingston.ca](mailto:mrobidoux@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.

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**From:** Robert MacInnes [REDACTED]

**Sent:** Thursday, June 27, 2024 6:31 PM

**To:** Robidoux, Meghan <[mrobidoux@cityofkingston.ca](mailto:mrobidoux@cityofkingston.ca)>

**Subject:** Re: 64 Barrack St and [235-237 Wellington St](#) - Notice of Public Meeting

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Good morning Ms Robidoux,

Thank you for sending me this notice.

I would like to know the following:

if there are any green spaces proposed for this development

if a study has been requested for the summer heat impact on the streets resulting from this development.

If the building windows will have heat reflecting glass

what the proposed heating and cooling systems will be

With Regards, Bob MacInnes

On Thu, Jun 27, 2024 at 1:07 PM Robidoux, Meghan <[mrobidoux@cityofkingston.ca](mailto:mrobidoux@cityofkingston.ca)> wrote:

Hello,

Please find attached the Notice of Public Meeting for a zoning by-law amendment application for the properties known as 64 Barrack Street and 235-237 Wellington Street (City file number D14-009-2023), which have been scheduled for July 18<sup>th</sup>, 2024.

The purpose and effect of the application is to apply the DT1 Zone with site-

specific exemption and holding overlays to facilitate redevelopment of the property with a 25-storey mixed-use building in a podium and tower form.

Should you have any questions following your review of the attached notice, please let me know.

Meghan



**Meghan Robidoux, MPI, MCIP, RPP (she/her/hers)**

Senior Planner

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**From:** [REDACTED]  
**To:** [Robidoux, Meghan](#)  
**Subject:** 64 barrick street -235-237 WELLINGTON STREET  
**Date:** July 5, 2024 10:55:31 AM

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DEAR CITY OF KINGSTON

PLEASE ENSURE THAT ALL NEIGHBOURS FROM BROCK STREET TO BAY STREET ARE GIVEN THE SAME PRIVILEGE OF BUILDING UP TO 25 STORIES .

MAKE SURE THE BUILDING IS NOT CONSTRUCTED ON FILLED LAND AND THAT ANY AND ALL COAL TAR BENEATH IT IS REMOVED AT THE EXPENSE OF THE CITY AS I BELIEVE IF IT WAS PLACED THERE IN THE PAST BY THE CITY OF KINGSTON OR ITS AGENCIES .

PLEASE ENSURE THE PARKING GARAGE IS CONSTRUCTED SO THAT ROAD SALT ETC DOES NOT RUIN THE INTEGRITY OF THE BUILDING OR THE PARKING GARAGE .

LASTLY MAKE SURE THIS BUILDING DOES NOT INTERFERE WITH RECONSTRUCTION OF THE LASALLE CAUSEWAY OR ACCESS THERETO . THERE MAY BE A ROAD REALIGNMENT ETC AS REGARDS THE LASALLE CAUSEWAY

ALL IN ALL SAME SUBJECT TO THE ABOVE BEING ADDRESSED I AM IN FAVOR OF THIS PROJECT

William J.F. Bishop

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Robidoux, Meghan](#)  
**Subject:** Re: 64 Barrack St Inquiry  
**Date:** July 11, 2024 7:57:26 AM  
**Attachments:** [image003.png](#)  
[image001.png](#)  
[image002.png](#)  
[image004.png](#)

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Hi Meghan

Thank you once again for providing this information. My biggest concern & fear is that the surrounding infrastructure (streets, parking, bike lanes, etc.) cannot handle the increases in population that will occur with all these new downtown mega-buildings that are presently being built. Parking in particular will be a nightmare unless the city can provide more overnight parking.

I also have concerns about the functionality of some of units, particularly the studios. You mentioned that the studios are approx. 23 sq. metres. This converts to 247.57 sq. ft. I have a sleeping cabin north of Kingston that is 18 by 14 (252 sq.ft.). I can't imagine how anyone could comfortably live in a space of that size when you consider that each unit would need a bathroom & kitchen area as well as a sleeping area. Does the city planning department have any influence on the minimum unit size?

You also mentioned that my comments & concerns could be mentioned in the public records as part of the addendum package at next weeks meeting. I feel that these concerns should be mentioned.

Thank You

Robert Oldfield

On Wed, Jul 10, 2024 at 4:47 PM Robidoux, Meghan <[mrobidoux@cityofkingston.ca](mailto:mrobidoux@cityofkingston.ca)> wrote:

Hello Rob,

The staff recommendation report, which will be available on the City's website this Friday, July 12<sup>th</sup>, provides a detailed planning opinion on the appropriateness of the proposed building height. Given that technical evaluation has successfully demonstrated that the site can support a 25-storey building in a compatible built-form that meets all functional requirements of site users, it would be my opinion that a 10-storey building would be an underutilization of the subject property, at a time when housing of all forms is crucially needed in the City.

The smallest proposed studio unit within the submitted floor plans has a minimum size of approximately 23 square metres. The largest 2-bedroom unit is approximately 63.06 square metres.

In regards to resident parking space allocation and electric vehicle parking, I have reached out to the applicant to see if they can provide any further information of either of these two questions. Typically these parking spaces would be available for purchase at the time of unit sales.

The zoning by-law does not require electric vehicle parking, but does require a minimum number of long-term bike parking spaces be provided with access to electrical outlets (a total of 31 spaces in this case).

Please let me know if you would like the below comments and questions to be included on the public record as part of the addendum package at next week's meeting.

Thank you,

Meghan

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**From:** Robert Oldfield <[REDACTED]>  
**Sent:** Tuesday, July 9, 2024 6:16 PM  
**To:** Robidoux, Meghan <[mrobidoux@cityofkingston.ca](mailto:mrobidoux@cityofkingston.ca)>  
**Subject:** Re: 64 Barrack St Inquiry

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Hi Meghan,

Thank you for the information you provided.

I forgot to ask you when we were talking, as to your opinion why the developer is asking for permission to build a 25 storey building. Why can't he reduce the size to, say a 10 to 12 storey building? That would be more in keeping with the size of the property.

You also gave me some info on the different units that would be built. Do you know the approximate square footage of these units? As well, how do the purchasers of these units also get one of the limited number of parking spaces available? Is the developer required to provide e-hook-ups for E vehicles?

Thank you in advance for your help,

Rob Oldfield

On Tue, Jul 9, 2024 at 10:19 AM Robidoux, Meghan <[mrobidoux@cityofkingston.ca](mailto:mrobidoux@cityofkingston.ca)> wrote:

Hello Robert,

Further to our conversation yesterday morning, I can confirm that the minimum dwelling unit size in the Ontario Building Code is 18 square metres (minimum 13.5 square metres of living space and minimum 4.5 square metres for the bathroom). As discussed, this is regulated at a Provincial level and is not regulated by municipal zoning by-laws.

Please see the below link to the Planning Committee webpage:

<https://www.cityofkingston.ca/council-and-city-administration/committees-and-boards/planning-committee/>

The staff recommendation report will be available on the website for review on this Friday, July 12<sup>th</sup> under the July 18<sup>th</sup> Planning Committee heading.

Please let me know if you have any further questions.

Meghan



**Meghan Robidoux, MPI, MCIP, RPP (she/her/hers)**

Senior Planner

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