



[REDACTED], Kingston,
Ontario, Canada [REDACTED]

July 17, 2024

via email

Councillor Cinanni, Chair, and members of the Planning Committee

City of Kingston

216 Ontario St

Kingston K7L 2Z3

Re: 64 Barrack Street and 235-237 Wellington Street, Recommendation Report - D14-001-2023

Dear Councillors,

This is a follow up to the Frontenac Heritage Foundation's letter of Sept. 27, 2023, in which our past President Shirley Bailey, with the Board's backing, sets out reasons why the proposed development is both intrusive to the heritage ambiance of our downtown as well as being excessive in height. This letter is included in the staff report, starting at p. 262.

The Frontenac Heritage Foundation recognizes that with the passing of Bill 185, third party appeals for groups like us are eliminated. We see this as reducing the effectiveness of community consultation and it being a real detriment to the protection of human scale, culturally appropriate and development sympathetic to our heritage downtown.

The Foundation's position is that the 25-storey tower, intended to replace the Goodlife Fitness building is not remotely close to being of human scale. A podium at street side, does not nullify the impact of an additional 23 storeys projecting to a height of 82 metres. Podium style development has been done previously on Ontario Street and Kingston residents recognize that these structures and massing types are not pedestrian friendly nor are they conducive to an improved urban environment.

In our view, Kingston still has a unique downtown. The Foundation supports intensification that complements its built heritage and builds on the known strengths of our community.

Thank you for hearing again our objections to yet another incompatible, unsympathetic high-rise tower in our downtown.

Kristine Hebert, President, Frontenac Heritage Foundation

Shirley Bailey, Past President and Secretary

From: [REDACTED]
To: Robidoux,Meghan
Subject: Re: 64 Barrack St Inquiry
Date: July 17, 2024 10:22:49 AM
Attachments: [image003.png](#)
[image001.png](#)
[image002.png](#)
[image004.png](#)

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Thank you Meghan for that information.

One last thing. Where can I find on the City's website the study that identifies the dire need for the increase in downtown residential units. I know the population is projected to grow very rapidly over the next 10 to 15 years. However, there is so much vacant land in the northeast areas of the city in the Montreal St. , Railway St., & Division St. areas. This is still close to downtown & there would be more room for wider streets, bus turning area, & green spaces. None of these things are available in the north block area.

Rob O.

On Wed, Jul 17, 2024 at 8:46 AM Robidoux,Meghan <mrobidoux@cityofkingston.ca> wrote:

Hi Rob,

The provincial government does not regulate parking supply. You may be recalling the minimum parking rate that currently applies under the Kingston Zoning By-Law within the downtown, being 0.4 parking spaces per dwelling unit.

In this case, the applicant is seeking site-specific relief to provide approximately 0.24 parking spaces per dwelling unit, which is technically supported by the submitted Traffic Impact Study.

Meghan

From: Robert Oldfield [REDACTED]
Sent: Tuesday, July 16, 2024 2:34 PM
To: Robidoux,Meghan <mrobidoux@cityofkingston.ca>
Subject: Re: 64 Barrack St Inquiry

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Hi Meghan,

I was reviewing my notes from the last Public Notice on the proposed 64 Barrack project on Sept. 8/23. I came across some information to do with the minimal parking allowed in a high rise development. It stated that in Ontario, the developer must provide parking for 45% of the condo units. Is it your understanding that this is still the case?

Thank you

Rob Oldfield

On Fri, Jul 12, 2024 at 8:57 AM Robert Oldfield [REDACTED] wrote:

Hi Meghan

Thank you for doing that.

Rob Oldfield

On Fri, 12 Jul 2024 at 08:42, Robidoux, Meghan <mrobidoux@cityofkingston.ca> wrote:

Thanks, Rob. I will ensure the below correspondence is included on the public record in the addendum package.

Minimum residential unit size is outlined in the Ontario Building Code, which is Provincially legislated. Our municipal zoning by-laws cannot regulate residential dwelling unit size.

Meghan

From: Robert Oldfield [REDACTED]
Sent: Thursday, July 11, 2024 7:57 AM
To: Robidoux, Meghan <mrobidoux@cityofkingston.ca>
Subject: Re: 64 Barrack St Inquiry

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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> wrote:

Hello Rob,

The staff recommendation report, which will be available on the City's website this Friday, July 12th, 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

From: Robert Oldfield [REDACTED]
Sent: Tuesday, July 9, 2024 6:16 PM
To: Robidoux, Meghan <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> 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 12th under the July 18th Planning Committee heading.

Please let me know if you have any further questions.

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

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.

40 Hyperion Court, 64 Barrack Street & 235-237 Wellington - Affordable & Accessible Units Needed

M Morphet [REDACTED]

Thu 7/18/2024 1:55 PM

To: Cinanni, Vincent <vcinanni@cityofkingston.ca>; Chaves, Paul <pchaves@cityofkingston.ca>; Glenn, Conny <cglenn@cityofkingston.ca>; McLaren, Jeff <jmclaren@cityofkingston.ca>; Oosterhof, Gary <goosterhof@cityofkingston.ca>; Osanic, Lisa <losanic@cityofkingston.ca>
Cc: O'Connor, Christine <cloconnor@cityofkingston.ca>

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Dear Planning Committee Councillors,

Do you know the answers to the below questions I have about the 40 Hyperion Court, 64 Barrack Street & 235-237 Wellington developments:

1. Will the developments have units that are accessible?
2. Will the developments have units that are rent geared to income?
3. Will the developments have units that can accommodate people on the by name list?
4. Will the developments have any units available for people who have no-income, low-income or fixed-income?
5. Will the developments have emergency measures where disabled people won't be required to sit and wait for help in their unit, stairways or other areas?
6. How will you compel the planners and developers of 40 Hyperion Court, 64 Barrack Street & 235-237 Wellington to include the above types of units?

These developments must not proceed if they will not truly help the housing crisis that is being experienced by disabled people, poor people and homeless people.

Sincerely, Min.
Collins-Bayridge, Kingston ON

Mignon (Min) Morphet