

**From:** [Agarwal, Sukriti](#)  
**To:** [REDACTED]  
**Cc:** [Boehme, Ryan N.](#)  
**Subject:** RE: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review  
**Date:** September 19, 2024 11:00:55 AM  
**Attachments:** [image002.png](#)

---

Hello Mr. Wright,

Thank you for your comments and questions. The feedback received will be taken into consideration as we advance work on our new Official Plan.

With respect to your questions and comments on the Growth Report:

1. Staff will be specifically consulting with the Indigenous community as part of the Official Plan project in collaboration with Ridge Road Training and Consulting. Ridge Road Training and Consulting is an Indigenous-owned educational, training and consulting firm rooted in the diverse expertise of Indigenous and settler educators based out of Kenhtè:ke (Tyendinaga Mohawk Territory) & Tkaronto (Toronto).
  - No development is proposed at Lemoine's Point. The staff report acknowledges that these lands are not available for development.
2. The City recently passed amendments to its Official Plan and the Zoning By-Law and implemented a Rental Housing Community Improvement Plan to help support the construction of new housing. Please refer to reports [PC-24-041](#) and [PC-24-030](#).
  - Our understanding is that the old J.E. Horton school site changed ownership over the years and there had been more than one proposal for the site which didn't move forward. The most recent application is now in the final plan of subdivision stage.
  - The city has no control over lands owned by upper levels of government, and these lands are not considered available for development. Staff will continue to reach out to federal and provincial ministries to discuss any surplus lands that may be disposed of in the foreseeable future.
  - Through the recent Official Plan amendment (Report [PC-24-041](#)), the City has included policies in the Official Plan to support modular construction as an innovative housing solution. The Official Plan policies acknowledge that where a modular home does not meet standard zoning provisions due to fixed construction designs and techniques, minor variance applications or, where necessary, rezoning applications, may give consideration to the constraints of modular housing construction in order to support the innovation and efficiency provided by this construction technique.

Please do not hesitate to contact me should you have additional questions or comments.

Regards,

Sukriti



**Sukriti Agarwal, MCIP, RPP, AICP (she/her/hers)**

Manager, Policy Planning  
Planning Services

City of Kingston  
Located at: 1211 John Counter Boulevard  
216 Ontario Street Kingston, ON K7L 2Z3  
613-546-4291 ext. 3217  
[sagarwal@cityofkingston.ca](mailto:sagarwal@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:** George Wright [REDACTED]  
**Sent:** September 16, 2024 10:18 AM  
**To:** Agarwal, Sukriti <sagarwal@cityofkingston.ca>  
**Cc:** Boehme, Ryan N. <rboehme@cityofkingston.ca>  
**Subject:** RE: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review

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

Thank you Sukriti

The reports are far, far too long:

- Who has the patience to read all this material?

Few comments:

With the [Commercial report](#):

1. I note the following comment at Page 52:

- The need for more diverse commercial offerings, such as hardware stores and specialty food stores, to meet the needs of downtown residents was discussed.

We desperately need a hardware store in Kingston East (such as a small Home Hardware). I note signage at the Gore Road plaza about forthcoming expansion – perhaps this would be a great location.

- Yes, a replacement, but with [decent quality offerings](#), for the shut-down Vandervort store in the down town core is also needed
2. I keep hearing of the ever increasing rental costs for small businesses resulting in retail closures
    - a. What is the City doing to improve its own productivity and thereby REDUCE taxes?
  3. Amazon's dominance (including with pricing, selection, availability, speed of delivery) is a horrible competitive pressure for retail businesses
  4. The dangerous slalom course of driving down Princess Street with all the delivery vehicles illegally double parked has got to be addressed

With the [Growth report](#):

1. I cannot find any reference, with a word search. To the word "indigenous".
  - a. **RESTORATION** of lands to our indigenous communities should be a top strategic priority for the City

including Belle Park, Lemoine Point Farm, and etc.

- b. There is only one very brief reference to Lemoine Point in the report – these lands need to be preserved and not “developed” (could become Kingston’s “Stanley Park”)
2. I have not found any references, in my scan of the report, on the issues of the snail’s pace of residential development and lack of construction productivity – what is the City doing to improve?
- a. Good to see (finally!) progress on the old J.E. Horton school site in Barriefield Village:
    - i. Why did this take so long?
    - ii. Why is the National Defence land, between the construction area and Hwy 15, not also being developed?
  - b. How can the City promote efficient residential housing construction relative to our Canada-wide issue of bespoke construction of housing – resulting in horrible productivity and unnecessarily high costs:
    - i. Should the City fast track planning review for developments using modern construction methods and materials (such as factory built housing modules)?
    - ii. See the Editorial in today’s The Globe and Mail newspaper

With my thanks

George Wright



---

**From:** Agarwal,Sukriti [<mailto:sagarwal@cityofkingston.ca>]

**Sent:** September 13, 2024 4:42 PM

**Cc:** Park,Tim <[tpark@cityofkingston.ca](mailto:tpark@cityofkingston.ca)>

**Subject:** City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review

Hello,

You are receiving this email as someone who has expressed an interest regarding the City of Kingston’s growth update project including the population, housing and employment forecast, employment land review and commercial land review. Planning Services has two important reports going to Council and Planning Committee next week as follows:

- [Report Number 24-223: Commercial Land Review & Strategic Directions](#) will be presented to City Council on Tuesday, September 17, 2024 at 7 p.m. The Commercial Land Review & Strategic Directions report includes a review of Kingston’s commercial structure, a long-term technical assessment of the city’s commercial needs, including determining if there is sufficient land within the urban boundary to accommodate the required commercial development forecast to the year 2051, and provides strategic policy recommendations to inform the development of commercial policies in the new Official Plan.
- [Report Number PC-24-051: Growth Allocations by Sub-Areas and Future Urban Boundary Expansion Review](#) will be presented to the Planning Committee on Thursday, September 19, 2024 at 6 p.m. As per the medium growth scenario endorsed by Council, the city is projected to grow by 66,800 new residents, 29,300 new housing units and 33,400 new jobs by 2051. This report presents the allocation of the projected growth by four sub-areas (Kingston West, Kingston Central, Kingston East and Kingston North) for the 2021 to 2051 time period; and a discussion of a future urban boundary expansion to accommodate this

growth. Members of the public are welcome to attend the meeting and submit written or verbal comments.

These reports have been prepared in support of the new Official Plan project. We encourage you to visit the [Get Involved page](#) for the Official Plan project and consider subscribing for more information as we undertake a shared vision for the next 25 years of Kingston's growth.

Best regards,

Sukriti



**Sukriti Agarwal, MCIP, RPP, AICP (she/her/hers)**

Manager, Policy Planning  
Planning Services

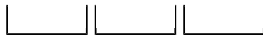
City of Kingston

Located at: 1211 John Counter Boulevard

216 Ontario Street Kingston, ON K7L 2Z3

613-546-4291 ext. 3217

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