



136 Ellesmeer Ave.  
Kingston, ON K7P 3H9

September 17, 2024

Mr. Ian Clendening,  
Senior Planner  
City of Kingston  
1121 John Counter Boulevard  
Kingston, Ontario K7K 6C7

Dear Mr. Clendening

**Re: 2312 Princess Street, Kingston, Ontario  
City File: D35-004-2022**

The Walnut Grove Estates Community Association, representing property owned by our members adjacent to the proposed development at 2312 Princess Street, City of Kingston, reiterates its concerns on density as per our submissions made to the Planning Department July 21, 2022, and again on December 1, 2023, concerning the current application for Official Plan Amendment and Zoning By-Law Amendment by Patry Inc.

As noted in the previous submissions, the development at 2274 Princess Street raised the bar on property density versus Residential Type 5 Zoning. The 2312 pushes the bar even higher on a property less suitable to it due to lot shape and the existence of a heritage building, forcing layouts not suitable to coexistence with neighbouring households.

Since our last submission, we've learned that the developer has made further alterations which will no doubt adversely impact the homes adjacent to the development. It has recently been discovered and acknowledged by the developer; that the elevation of the ground floor level will be at a higher altitude than first proposed. The end result of this change increases the concerns surrounding over-look and privacy issues.

In addition, it is also worth noting that a recent shadow study has shown that this change in elevation will inevitably increase the shadowing for multiple Ellesmeer Ave homes. It is for these reasons coupled with all the reasons we cited in our December 1, 2023 letter that we strongly urge the Planning department to insist on making substantive changes to the developer's plans.

The Association recognizes the need for more housing and generally is supportive of the City's initiatives in this regard. However, when the approach to satisfying housing shortages is not in balance or even close to compliance with the most recent comparable example of high-density housing then it must be challenged.

With due respect for your consideration,

*Garth Bowen*

.....

Garth Bowen  
Chair  
Walnut Grove Estates Community Association

## Clendening, Ian

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**From:** Phyllis Langridge [REDACTED] >  
**Sent:** September 17, 2024 4:30 PM  
**To:** Clendening, Ian  
**Cc:** Chaves, Paul  
**Subject:** 2312 Princess Street - City File Number D35-004-2022

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To: The City Planners and all Members of the Planning Committee

I would like to reiterate my previous concerns at this time although I understand you are ready to approve this application at the upcoming meeting so it is likely to be to no avail. My main concerns are still:

**Size** - The building is too large for the subject property especially given the proximity to our backyards and increased height due to elevation of the building.

**Traffic** - The impact on the residential street will be considerable especially given the current volume on Andersen and Princess streets.

**Overlook** - Increased elevation only compounds this issue. Restricting the balconies to only the second floor does not adequately address this issue. Why are Juliette balconies okay at the buildings 1080 Catarqui Woods Drive and 1005 Centennial Drive which do not overlook any housing at all but is required for the back of this large building that is so imposing.

**Overshadowing** of our south facing living rooms - With the increased height of the building this impacts us more.

**Fencing** - The condition of my fence and the washout of the ground underneath it which was caused by flooding of the subject property a few years ago will be impacted by the level of the subject property. I have been flooded from runoff previous and am really concerned about this issue. Also, I believe a retaining wall may be required to fix the existing problem when they finish the grading.

**Drainage** - Given that there is a drainage swell running behind a number of the easterly houses, the effect of the building and area runoff remains a major concern.

With the storm drain on my property already 4' lower than the existing grade, I can only expect greater issues to come. The city was consulted with the original drainage issue and agreed the developer should address the problem but when the developer ignored their requests to meet, they dropped my complaint.

**Siding of the back of building** - The industrial siding used on the back of 2274 Princess is very depressing to look at day in and day out. On this building it will be extremely visible given the increased height and placement of the building adjacent to Andersen Drive. The cladding on the back of the building should be consistent with the rest of the building. Hopefully, this is already the case but I couldn't locate information on this.

Submitted respectively,  
Phyllis Langridge  
143 Ellesmeer Avenue

## Clendening, Ian

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**From:** mobrien [REDACTED] >  
**Sent:** September 13, 2024 3:20 PM  
**To:** Clendening, Ian  
**Subject:** RE: Notice of Public Meeting - D35-004-2022 - 2312 Princess Street

**Follow Up Flag:** Follow up  
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Ian,  
Thank you very much for addressing this latest question about balconies.  
And I appreciate your explanation of future plans.

Turning the corner units' balconies to face east or west seems like a logical solution. It seems that adopting this same approach for all floors would make sense too, as well as including the north-facing corner units abutting the north end of the pool area. This reduce overlook/privacy issues even more.

I will pass along your reply to those who have asked this same question.

Have a good weekend.  
Mary

> Happy to confirm receipt of your e-mail.  
>  
> That is a great question about the 4th storey âEUR~recessed  
> terraceâEUR(tm) and how the impact of the Juliet balconies would play into this design.  
> Through discussion with the developer they intend to address the issue  
> of balconies in two ways: on the 3rd and 4th floor the eastern most  
> and western most (i.e., corner units) they plan on reconfiguring the  
> layout to have balconies project outwards, either east or west, rather  
> than to the north as currently shown. At the 4th storey, the building  
> wall would continue akin to those below.  
>  
> Sorry for the delay in responding, please let me know if you have any  
> follow up question/comment.  
>  
> Kindly,  
>  
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> Ian Clendening (he/him/his)  
> Senior Planner  
> Planning Services

>  
> City of Kingston  
> Located at: 1211 John Counter Boulevard,  
> 216 Ontario Street Kingston, ON K7L 2Z3  
> 613-546-4291 extension 3126  
> iclending@cityofkingston.ca<mailto:iclending@cityofkingston.ca>  
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> ityofKingston>

>  
> 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: Mary O'Brien [REDACTED] >  
> Sent: Friday, September 6, 2024 10:13 AM  
> To: Clending, Ian <iclending@cityofkingston.ca>  
> Subject: Re: Notice of Public Meeting - D35-004-2022 - 2312 Princess  
> Street

>  
> Caution: This email is from an external source. Please exercise  
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> Good Morning Ian,  
> Thank you so much for this notice (as well as hard copies we have  
> received).  
> We are delighted to read that the city has made the firm decision to  
> allow only Juliet balconies above the 2nd floor on the north side of  
> the proposal at 2312 Princess Street.  
> It is felt this is a wise and welcomed determination that demonstrates  
> a balance in needs of both the developer and abutting neighbours.  
> Thank you for your support on that and we look forward to realizing  
> the enforcement of that decision at all future stages of this  
> application.

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> One quick question for clarification: at the north wall of the  
> northwest wing (which is a slightly different situation than the  
> northeast wing), there is a proposed recessed terrace at  
> the 4th floor. Will this now be altered to reflect access in line  
> with the Juliet balconies? In other words, will there still be a  
> recess? If yes, will any access for sitting out on the recess be  
> prohibited by railings akin to Juliet(tm)s? Several residents have  
> asked for clarification, which you are so adept at providing!

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> Thanks for listening to our input and having it reflected in what the  
> city is now insisting on regarding balconies at this proposed  
> development.

>

> Kind regards,  
> Mary  
> Sent from my iPhone  
>  
>  
> On Sep 4, 2024, at 1:20âEURPM, Clendening,Ian  
> <iclendening@cityofkingston.ca<mailto:iclendening@cityofkingston.ca>>  
> wrote:  
> ï»¿  
> I am reaching out to confirm that a Public Meeting has been scheduled  
> for Thursday, September 19 for the Official Plan amendment and Zoning  
> By-law amendment at 2312 Princess Street where the staff  
> recommendation on the revised application will be heard at Planning  
> Committee. Attached is the Notice of Public Meeting with meeting and project details.  
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> The latest version of the building found on DASH and in the upcoming  
> staff report continues to illustrate projecting balconies along the  
> rear on all floors. We have heard from both the developer about their  
> desire to have balconies for resident amenity, and from the neighbours  
> directly north of the site along Ellesmeer Avenue regarding their  
> privacy concerns about the number and height of the balconies along  
> the rear wall. With the developer increasing the rear yard setback and  
> lowering the east wing height, staff are still supportive of the  
> balconies on the first and second floors. The heights of the balconies  
> on the first two floors are similar to what is already found in the  
> area and is further set back from the rear lot line than what is  
> typical of new development of this scale or recent single, semi, or  
> townhouse development. Balconies along the north wall will be  
> restricted to a Juliet balcony above the second floor to reduce overlook and privacy concerns.  
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> If you have any questions about the file after reading the report  
> which will be available on September 13, or about this notice, please  
> do not hesitate to contact me.  
>  
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>  
> Ian Clendening (he/him/his)  
> Senior Planner  
> Planning Services  
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> thanks these nations for their care and stewardship over this shared land.  
>  
> <Public Notice of a Public Meeting - Sept 19 Meeting.pdf>  
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## Clendening,Ian

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**From:** Diane Anderson [REDACTED] >  
**Sent:** September 13, 2024 3:30 PM  
**To:** Clendening,Ian  
**Subject:** Re: Notice of Public Meeting - D35-004-2022 - 2312 Princess Street

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

Dear City of Kingston Planning Committee:

When I purchased my house 4 years ago I was well aware that the empty lot abutting my backyard would likely be developed one day. There was a private school located in the heritage building at that time. I was hoping that the use of the land would remain commercial or low density residential as there was an apartment building being constructed at the east end of my street (2274 Princess St.).

I know Princess St.(HWY 2) is a major artery with bus transit services. It is a very busy street and a busy stretch from the uphill curve from Counter/Taylor-Kidd to Andersen. Currently there are no bicycle lanes, therefore you need to use a car(taxi), bus or walk to go anywhere on Princess St. in this area. The intersections at both Sydenham and Princess and Andersen and Princess are not very pedestrian or cyclist friendly. With the opening up of Catarauqui Woods Drive from Sydenham Rd. to Centennial, the traffic on Andersen is going up as people wish to avoid going on Sydenham. It is at times difficult to cross Andersen from Ellesmeer on foot especially close to Rona because of the curve in the road on Anderson just north of Sheridan.

My main concern is the overall size of the building and number of small apartments(density) that the planner intends to build on the size of land available. The height of the building will impact my living conditions greatly. I bought my house because the main living areas have big windows or patio doors facing south. I need the little amount of daylight I get to help me through the winter months. My bedrooms, dining room and living rooms will be shadowed most of the day throughout the winter months.

Walnut Grove was built so that members of our aging population could live in their own homes in an area that they could feel safe and also maintain a certain standard of living while being relatively close to many amenities and medical facilities. This will no longer be the case if a second high density apartment building is allowed to be built so close to the current one at 2274 Princess St.

The current fence between 2312 Princess St and my backyard is almost useless. It is rotting and weak. It provides almost no privacy as it is built at a very low part of my lot. Since the builder does not want to put up a fence then I will have to invest in a stronger, higher one to feel more secure.

I will no longer have any privacy in my south facing outdoor and indoor living areas should such a large building be built especially if the builder is allowed to increase the amount of wall area that is covered with balconies.

Thank you for your considerations,  
Diane Anderson

161 Ellesmeer Ave. Kingston

On Wed, Sep 4, 2024 at 1:20 PM Clendening, Ian <[iclendening@cityofkingston.ca](mailto:iclendening@cityofkingston.ca)> wrote:

I am reaching out to confirm that a Public Meeting has been scheduled for Thursday, September 19 for the Official Plan amendment and Zoning By-law amendment at 2312 Princess Street where the staff recommendation on the revised application will be heard at Planning Committee. Attached is the Notice of Public Meeting with meeting and project details.

The latest version of the building found on DASH and in the upcoming staff report continues to illustrate projecting balconies along the rear on all floors. We have heard from both the developer about their desire to have balconies for resident amenity, and from the neighbours directly north of the site along Ellesmeer Avenue regarding their privacy concerns about the number and height of the balconies along the rear wall. With the developer increasing the rear yard setback and lowering the east wing height, staff are still supportive of the balconies on the first and second floors. The heights of the balconies on the first two floors are similar to what is already found in the area and is further set back from the rear lot line than what is typical of new development of this scale or recent single, semi, or townhouse development. Balconies along the north wall will be restricted to a Juliet balcony above the second floor to reduce overlook and privacy concerns.

If you have any questions about the file after reading the report which will be available on September 13, or about this notice, please do not hesitate to contact me.

Kindly,



**Ian Clendening (he/him/his)**

Senior Planner

Planning Services

City of Kingston

Located at: 1211 John Counter Boulevard,

216 Ontario Street Kingston, ON K7L 2Z3

613-546-4291 extension 3126

[iclendening@cityofkingston.ca](mailto:iclendening@cityofkingston.ca)



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--

Diane Anderson



## Clendening, Ian

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**From:** Virginia Jones [REDACTED] >  
**Sent:** September 10, 2024 7:50 PM  
**To:** Clendening, Ian  
**Cc:** Cinanni, Vincent; Glenn, Conny; Chaves, Paul; McLaren, Jeff; goosterhofe@cityofkingston.ca; Osanic, Lisa  
**Subject:** Property at 2312 Princess St. Kingston On.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ian Clendening Senior Planner City of Kingston

Mr. Clendening

Perhaps the Planning Committee and the City Councillors would consider some of the things I will be addressing as a resident of Ellesmeer Ave before approving the Official plan Amendment and Zoning By Law Amendment .

Please consider, is it the most logical and appropriate location for a 302 unit apartment building with two levels of underground parking . I am assuming by that, that the building utilizes too much land mass to accommodate surface parking .

Six weeks of blasting in a residential area consisting mainly of retirees who are home for the greater part of the day is in my opinion unacceptable.

Congesting this area of the city with two large apartment buildings in close proximity to one another plus encroaching on an already established residential area, does not seem to be smart urban planning .

The proposal of this massive apartment building will be a long term project (which given the fact that 2274 Princess St. has yet to be completed.) Residents of North Ellesmere will be facing a construction site for probably 3 years. Tree removal , blasting for 6 weeks, noise, drilling, dust, machinery, trucks coming in & out of the site, will lead to further stress and frustration.

Regards  
Virginia Jones  
Marc Jones

Sent from my iPad

## Clendening, Ian

---

**From:** Mary O'Brien [REDACTED] >  
**Sent:** September 6, 2024 10:13 AM  
**To:** Clendening, Ian  
**Subject:** Re: Notice of Public Meeting - D35-004-2022 - 2312 Princess Street

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One quick question for clarification: at the north wall of the northwest wing (which is a slightly different situation than the northeast wing), there is a proposed "recessed terrace" at the 4th floor. Will this now be altered to reflect access in line with the Juliet balconies? In other words, will there still be a recess? If yes, will any access for sitting out on the recess be prohibited by railings akin to Juliet's? Several residents have asked for clarification, which you are so adept at providing!

Thanks for listening to our input and having it reflected in what the city is now insisting on regarding balconies at this proposed development.

Kind regards,  
Mary  
Sent from my iPhone

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Kindly,

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**Ian Clendening (he/him/his)**

Senior Planner  
Planning Services

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