

From: [REDACTED]
To: [Wicke,Chris](#)
Cc: [Agarwal,Sukriti](#)
Subject: RE: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review
Date: September 18, 2024 4:05:37 PM
Attachments: [image001.png](#)

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Thanks for letting me know John

John Grenville, [REDACTED]
[REDACTED]
[REDACTED]

From: Wicke,Chris <cwicke@cityofkingston.ca>
Sent: September-18-24 3:34 PM
To: [REDACTED]
Cc: Agarwal,Sukriti <sagarwal@cityofkingston.ca>
Subject: FW: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review

Hi John,

Thank you for your message.
We have provided your message to Watson and we are looking into your questions.

Best regards,
Chris

From: John Grenville [REDACTED]
Sent: September 17, 2024 12:50 PM
To: Agarwal,Sukriti <sagarwal@cityofkingston.ca>
Cc: Chris Wiebe [REDACTED]
Subject: RE: City of Kingston Commercial Land Review | Growth Allocations and Future Urban Boundary Expansion Review

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Hello Sukriti - Thank you for forwarding a link to [Report Number PC-24-051: Growth Allocations by Sub-Areas and Future Urban Boundary Expansion Review](#). In the short time available to read the 164-page report, I only have time to go back to my December email and see how my concerns and questions have been dealt with.

I offer the following explanation as to why I am so focussed on the student count and the size of the student population that is not included in the 2021 census. There are two reasons: (1) the decision by Council in 2013 to use only the census population count to determine district boundaries and representation on Council, and (2) the decision by staff (and their consultants) to use only the census population count when they are looking at the provision of services in different parts of the City. In the first instance, Council's decision was overturned on appeal to the OMB that determined that the census count penalized the near campus neighbourhoods and that students must be counted. (One of the insulting incidents at the OMB hearing was the city's use of Watson and Associates as one of their witnesses to provide spurious and false reasons why it was not necessary to count students in order to determine Council representation and the district boundaries.) In the second instance, as an example, the Parks and Recreation Master Plan decided that the student residents were not important enough to consider in terms of determining service levels. This meant that the analysis completely ignored the significant use that students made of parklands and their subsequent impact on service levels.

When I sent my email in December 2023, I noted that, from my perspective, numbers are only useful if they are matched up with the information as to where the numbers came from, the assumptions that were made and, if necessary, why they vary significantly from previous estimates. With that in mind, I had hoped that the final report would deal with the following:

Counting Students – In 2013 Watson and Associates (Watson) worked with City staff to develop options for district boundaries to ensure equitable representation on Council. One of the issues was the extent to which post-secondary students were captured in the census. In partnership with Dr. Robert J. Williams, Watson determined that 76.3% (20,561 out of 26,964) of post-secondary students were not included in the census. In Watson and Associates' analysis on the number of uncounted post-secondary students, Watson declared that "of full-time enrollment, an estimated 83% (23,600 students), are not captured in the 2016 Census." (2019 report) Using the information that was provided in the current report, Watson is estimating that "of the 2021 full-time enrolment, an estimated 31% (17,500 students), are not captured in the 2021 Census." (2024 report, pg 3-10). This percentage is down from their preliminary report (November 2023) when Watson and Associates estimated that 51.5% of the students were not captured in the 2021 census. In December I suggested that there is a substantial credibility problem unless there is a clear explanation of why this estimate has dropped so significantly. There is nothing further in this report that explains the enormous difference between the estimated 76% undercount in 2013, the 83% undercount in 2019, the 52% in December 2023, and now the 31% undercount in their current report. For those of us who live in Williamsville District and are used to virtually whole buildings and blocks emptying out in late April, it is ludicrous to suggest that 7 out of every 10 students live in Kingston on a year-round basis, identify Kingston as their permanent residence, (or counted as non-permanent residents) and are included in the Kingston census. Why are we seeing such a significant drop in the estimated number of students that are not captured in the census?

Significant Increase in International Students – Watson has indicated that the number of domestic post-secondary students will increase from 28,300 in 2021 to 36,200 in 2051; and that international students will increase from 5,700 to 12,100. Whereas the number of domestic students will increase by 28% over the domestic student population in 2021, the international student population will increase by 112% over the international student population in 2021. Presumably the enrolment estimates for 2051 come from the post-secondary institutions. However, there should be information on why the international segment is increasing so dramatically in the coming years. This explanation is especially important since the federal government indicated in December 2023 that in addition to reducing the number of student visas and limiting the maximum number of working hours, they will also be doubling the amount of money an international student will need to get a visa. Does the estimate take into account the impact of the action being taken by the federal government? What are the reasons for this significant increase in the number and proportion of international students and why are these reasons not in the final report?

Difficulty in Counting NPRs – In the report Watson identified that in 2021, 51% (2,900 out of 5,700) of the international students were included in the census. The origin of this estimate is not in the report. Statistics Canada has considerable experience with the difficulties of counting non-permanent residents (NPR) that have been part of the census since 1991. The Stats Can website (<https://www150.statcan.gc.ca/n1/pub/75-006-x/2023001/article/00006-eng.htm>) identifies some of the issues with ensuring an accurate count of NPRs: unfamiliarity with the census, reluctance to complete a government form, not understanding that their temporary residence in Canada is considered their usual place of residence, and understand that they are required to participate. This is especially problematic if their study permit is short-term or their entry is in the period just before Census Day. From my perspective the biggest difficulty to counting NPRs who are in Kingston on a study permit is the fact that an unknown majority will not even be physically present in Kingston because the census is conducted after the end of the academic year when most international students have returned to their home country especially if they do not have a work permit. Despite these impediments to capturing the international student population in the census, Watson has indicated that 100% of the increase in international students will be captured in the Census as non-permanent residents. Watson has not acknowledged the problems of international students being captured in the census and the potential for a high under-count, nor indicated why they are making the statement that international students are assumed to have year-round residence. Can you explain why Watson is assuming that 100% of the increase in international students will be captured in the census when they state that only 51% were captured in the 2021 census?

Counting Domestic Students - In terms of domestic students Watson has indicated that 51.9% of domestic students (14,700 domestic students out of a domestic student population of 28,300) are not captured in the 2021 census. (For some strange reason, in 2031, 54.4% of domestic students will not be capture in the census; in 2041, 56.3% and in 2051, 58.3%.) This means that 48.1% of the domestic students attending post-secondary institutions in Kingston have identified Kingston as their permanent home. (And the estimated percentage increases over the next 30 years.) Presumably there is a small percentage of these students who are living at home and attending one of the Kingston post-secondary institutions but there is no indication of who the others are. The directions for conducting the census make it clear that students who return to live with their parents are included at their parents' address even if they live elsewhere while attending school or working a summer job. Watson is making the assumption that 13,600 students have recorded their permanent home as being Kingston. That is, they don't return home to live with their parents and their permanent home is now Kingston. This is inconsistent with observations in the near-campus neighbourhoods that empty out in late April and then are re-populated in early September. What is the basis for the assumption that 48.1% of the domestic students attending post-secondary institutions in Kingston have identified Kingston as their permanent home and are accordingly included in the Kingston census count? Why does the estimated percentage of domestic students not captured in the census increase from 51.9% (2021) to 58.3% (2051) over the 30-year interval?

I will be interested to learn more about the background information supporting the estimates and statements relating to students attending post-secondary institutions in Kingston.

Thank you for ensuring that I saw the report.

John

John Grenville, [REDACTED]

[REDACTED]
john@johngrenville.ca

From: sagarwal@cityofkingston.ca <no-reply@forwardemail.net>

Sent: September-13-24 4:42 PM

Cc: Park, Tim <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

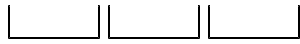
Planning Services

City of Kingston



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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.