
Kimberly Snary, PhD
[REDACTED]
Kingston, ON K7P 0P3

Planning Services | City of Kingston
216 Ontario Street
Kingston, ON K7L 2Z3

**Subject: Opposition to Official Plan Amendment and Zoning By-law Amendment for 55
Cataraqui Woods Drive – File Number: D35-005-2024**

Dear Members of the Planning Committee,

I am writing to formally oppose the proposed Official Plan Amendment and Zoning By-law Amendment for the property located on the south side of Cataraqui Woods Drive, west of Sydenham Road. While I appreciate the intent to develop a 9-storey, 150-unit residential apartment building, I have significant concerns about the complete removal of the commercial component that was initially envisioned for this site, and I would like to provide the following points for consideration.

The current Official Plan, which designates the property as 'Arterial Commercial,' highlights the importance of integrating commercial uses into this type of development. The removal of ground-floor commercial spaces in favor of an additional 10 to 15 residential units is, in my opinion, a shortsighted decision that undermines the broader vision for a walkable, sustainable, and community-oriented neighborhood.

Recently, a fully accessible multi-use trail was constructed in front of this site, creating an excellent opportunity to improve active transit options, including walking and biking. Having commercial amenities within walking or cycling distance is essential to reducing car dependency and promoting a more environmentally sustainable and accessible lifestyle in the community. The absence of commercial spaces along this major arterial road would limit access to neighborhood amenities that residents, including myself, would prefer to reach on foot or by bike, rather than needing a vehicle for basic daily activities.

It is also worth noting that other recent developments by the same applicant within the city have all incorporated commercial spaces on the ground floor, especially on arterial roads. These commercial components have been well-received, and businesses have successfully occupied the majority of these spaces, benefitting the surrounding communities by not only providing business opportunities and jobs, but also making essential services and amenities more accessible via active transit. I strongly believe this development should follow the same model, ensuring the first floor is dedicated to commercial use, which would better align with the city's long-term goals for neighborhood enhancement and smart growth.

Furthermore, the application does not provide clarity on why the zoning would remain "Arterial Commercial" if there are no plans to include any commercial spaces in the building. This

contradiction raises questions about the transparency of the decision-making process and whether the long-term interests of the neighborhood are being considered.

Lastly, there is no information provided on whether the proposed greenspace would be accessible to the public or if it would be limited to private use by residents. Public greenspace is essential for fostering community engagement and providing recreational areas for all nearby residents. Additionally, the application seeks approval for a Class 4 Noise Area reclassification, but it is unclear if this classification pertains only to temporary construction or if it represents a permanent change. Clarification on this point is necessary to understand the full impact of this development.

In conclusion, while I support the idea of a 9- or even a 10-storey residential development that offers private and communal amenities to its residents, I strongly oppose the removal of the commercial component that was originally part of the Official Plan for this area. I believe that requiring the applicant to include commercial spaces on the ground floor will significantly enhance the livability and accessibility of the neighborhood, particularly given the recent addition of the multi-use trail. A mixed-use development with residential and commercial spaces would be the most beneficial approach for current and future residents, fostering a more connected, active, accessible and sustainable community.

Thank you for considering my comments. I urge the Planning Committee to require the inclusion of commercial spaces in this development to ensure it aligns with the long-term vision for a vibrant, accessible, and livable neighborhood.

Sincerely,

Dr. Kimberly Snary