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To: [Didrikson, Amy](#)
Cc:
Subject: Community Meeting re: 55 Cataraqui Woods Drive October 24, 2024
Date: October 22, 2024 8:18:14 PM

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To Planning Services, City of Kingston:

I/we hereby submit our written comments against an application by CaraCo Development Corporation and Fotenn Planning Consultants regarding an amendment to the official plan and also to the Zoning By-laws of the City of Kingston re: 55 Cataraqui Woods Drive. We deem a nine storey apartment building in the midst of a residential single-family neighbourhood unacceptable for the following reasons:

- A. Regarding the request for an amendment to the Official Plan to establish a site-specific policy to allow a 9-storey apartment building as contravening the Cataraqui North Secondary Plan
 - A tall rise building will change the character of this residential neighbourhood of single and semi-detached homes which for years has been developed in that pattern mainly by CaraCo themselves, being the main developer of the adjoining subdivision. To quote from "Density by Design" Issues and Options Report and a project of the City of Kingston, Page 19 "Big city definitions of what is mid-rise or tall are not relevant to the Kingston scale." In cities of our size, mid-rise buildings are 4 to 6 stories while anything 7+ storeys is considered high rise.
 - The proposed development is not within walking distance of any commercial area and is not transit supported. The tenants of a building in this location will be entirely reliant on automobiles. A total of 190 parking spaces will make entrance and egress on Cataraqui Woods Drive untenable. The area is not transit supported. There are no businesses, schools or places of employment within walking distance of the site and as such, car dependency will in no way address the Climate Emergency which our city is trying to deal with, and in fact will exacerbate it. Whereas, the Cataraqui North Secondary Plan envisions the ground floor of an 8 storey building housing commercial uses, CaraCo has no plans to provide such amenities to tenants.
 - Perhaps there are other answers for increased population density in a community such as this one, and I further quote from "Density By Design", Page 14. "While cities do

need to more efficiently use lands within urban boundaries to accommodate more people with more efficient services, the first response often comes in the form of ground-oriented densification such as smaller lot sizes, secondary suites and laneway houses, duplexes, row houses and stacked townhouses."

B. Regarding the Zoning By-Law Amendment to a Class 4 Noise Area

- We do not agree with approving the Zoning By-Law regarding Class 4 noise. Class 4 Noise allows for higher daytime and nighttime noise levels than would otherwise be permitted in land use such as residential dwellings and associated outdoor living.
- Noise pollution is an invisible danger. It cannot be seen but is present on land and under water. It is any unwanted or disturbing sound that affects the health and well being of humans and other organisms.
- Class 4 Noise is usually reserved for commercial and industrial uses.
- Developers can apply to municipalities for Class 4 Noise to allow them to construct new sensitive land uses in proximity to existing lawfully established and approved stationary sources
- Exposure to Class 4 noise reduces concentration, results in loss of work efficiency, causes anger and tension, interferes with sleep patterns, produces headaches and irritability. Can cause loss of night vision and may cause colour blindness. NIH, Maryland
- Class 4 Noise areas require warning clauses that state this is a Class 4 area. (NPC 300, Ontario's Noise Guidelines)
- Class 4 areas are usually in proximity to lawfully established noise sources such as an industrial facility.
- We who live in this community do not wish for our quality of life and the value of our properties to be diminished by a development that does not fit into our community and will degrade our living conditions. There are other solutions.

Respectfully submitted

Mary Hicks



Kingston, Ontario

Clinton Hicks



Kingston, Ontario

Colleen Jacobs



Kingston, Ontario