

**From:** [REDACTED]  
**To:** [Hannah, Allison](mailto:ahannah1@cityofkingston.ca)  
**Subject:** Re: RE: Notice of Public Meeting File#D10-026-2024  
**Date:** October 17, 2024 7:47:57 AM  
**Attachments:** [ATT00001.png](#)  
[ATT00002.png](#)  
[ATT00003.png](#)  
[ATT00004.png](#)

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Goodmorning Allison,

Thank you for forwarding my concerns I had sent you. I was reviewing the email yesterday and discovered an error in my personal concerns paragraph #3.

I wrote; there's many ammenities to support the rooming house lifestyle, but it was to read that there's "NOT" many annenities to support the rooming house lifestyle in Collins Bay etc.

Sorry I did not proof read the email before I sent it to you and hope that you can attach this correction to the original.

Thanks Allison for co-ordinating this review.

Mark Gray

**Sent:** Tuesday, October 15, 2024 at 11:15 AM  
**From:** "Hannah, Allison" <ahannah1@cityofkingston.ca>  
**To:** "Mark Gray" [REDACTED]  
**Subject:** RE: Notice of Public Meeting File#D10-026-2024

Hi Mark,

Thank you for your email. I have forwarded your concerns to the planner on file, and I will be sure to include your email as correspondence and share it as a public record.

If you have any questions or concerns, please let me know!

Thank you,



**Allison Hannah (she/her/hers)**

Committee Clerk

Office of the City Clerk

City of Kingston



City Hall, 216 Ontario Street Kingston, ON K7L 2Z3

(613) 546-4291 ext. 1209

[ahannah1@cityofkingston.ca](mailto:ahannah1@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.

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**From:** Mark Gray [REDACTED]  
**Sent:** October 14, 2024 3:50 PM  
**To:** Hannah,Allison <ahannah1@cityofkingston.ca>  
**Subject:** Notice of Public Meeting File#D10-026-2024

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

Hi Ms.Hannah,

Upon receiving my Committee of Adjustment Notice of a Public meeting review, I felt it be appropriate to respond with some concerns

that relate to the application of a new building lot that will require an access easment at the 1668 Victoria Street address.

My property's east property line is joined to the application property's west.

My address is 1660 Mary Street and I have resided there for 30 plus years. Before I continue, I feel it need be noted, that I personally do

not have any ill feelings towards the current property owners of 1668 Victoria Street but do feel that my three plus decades of living in the community may have some relative points for review.

I was going to attend the public meeting on October 21, 2024 @ 5:30 but after inquiring the procedure at City Hall, I was informed that the meeting room was under construction and had 2 other options of virtual connection. The live, virtual connect is not an option for me so this email is how I can

procede. Sorry if it may be lengthy as conversation does tend to be quicker.

My infanstructure concerns as follows;

1) the above ground infrastructure for hydro was installed approximately 75 years ago and the Committee of adjustment may, or may not be aware.

The hydro pole as to which the new service will be connected to already has 3 residents connected to it drawing approximately 500 amps.

The new build request is likely to add another 200 amp draw from this location. I'm aware that it is the wire, that handles the distribution of load for the homes connected, but the pole may be already maxed for linear tension loads from the additional transmission wiring above the services connected.

There is also Cable TV and Bell infrastructure lines attached.

The pole itself and all connected, is a busy junction and quite unattractive without additional services.

2) From looking at any, 2 dimensional Key map, it would appear to be of a flat surface and though, not required, a topographical image of the surrounding area. I mention this as Victoria Street runs North/South and is approximately 500 ft. long. Over this run, there is a land surface

rise of 2+ meters as which the low end is where my property sits.

During heavy rains, the rainwater does distribute overflow towards the streetside and drain into the culvert fairly well but heavy loads exceed the original street installation grade which can be expected. The driveway easement for the new build will likely create a change of drain path towards the centre of my driveway and bring additional water to pool in front of my garage. From that resting space, the water has very limited drainage opportunity. My garage footings are at grade level and may lead to accelerated decay of the wood soleplate and connected timbers.

3) The area for the driveway/access to the new build is owned by the city, It still has been part of my homes entry system since 1950 and offers curb appeal to the residents homefront. I have had many compliments from passerby over the years of its presence. I feel it gives my property value, and speaks of the intent of Collins bay as a peaceful, welcoming neighborhood. To repurpose approximately 25 ft. of the driveway's length and the redesign of the street corner to accommodate an additional driveway will, result in the removal of two, mature flowering catalpa trees that I planted approx. 20 years ago. I usually park my car under these trees in the summer months for the shade they offer. I would truly be saddened to see them removed for the purpose of a driveway easement.

My personal concerns;

1) I'm aware that housing is at the lower spectrum of availability in Kingston and the likelihood of building requests for accommodation are being pressed through. I may want to apply for an addition to my property for an apartment but will have lost the space for an additional parking spot due to the loss of 25 ft. from my driveway for my neighbor.

2) I have spoken with the land owners next door on a few occasions and have concluded (based on the current use of the existing home on the property) that a "house with 2 dwelling units" will be repurposed as a rooming house. The current home is a typical war time house and has 5, unrelated individuals living in the house. The house only has 7 rooms including the basement, kitchen and bathroom. The basement is yielded at approximately 6.5 ft. high.

3) I believe the new build will likely be utilized the same way instead of apartments for living.

The City currently has many rooming houses being acceptedly utilized in the student area but don't feel there is a need for it in Collins Bay. There's many ammenities to support the rooming house lifestyle here and in general, the additional state of unrest is not what this small community is about.

4) The new build will only have a partial street view, as only a portion of it is available to the location requested. The new build will either be built facing north, which is the "side" of the current house OR, if is built facing west, it will face the "side" of my house. The east and west are not options for the building. I'm familiar with designs that do not have veiw space built into the homes but instead just a front door. Those designs indicate the above points #2 and #3 are the intent for the land owners.

In closing;

The City of Kingston property tax levy is set by the value of the property and dwelling combined. The city doesn't make any additional fees based on the number of occupants. This will likely be a 1M\$ value when complete, toppling the other residents value by several 100K. Likely an unbalance to the community.

I have reviewed the above concerns and feel it represents my oppinion as well, the words of others that live in the immediate area. It is up to those individuals to connect through the City's Notice of Public Meeting if they feel necessary. I have responded to the "request for build" in the same scruinty that I would expect someone to respond as if I have submitted a "request to build" myself.

Thank You Committee of Adjustment for your consideration.

Mark Gray

[REDACTED]

[REDACTED]