

## Oddie,Niall

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**From:** Oddie,Niall  
**Sent:** November 15, 2024 2:20 PM  
**To:** [REDACTED]  
**Cc:** Agarwal,Sukriti; Kussin,Matt  
**Subject:** RE: File: D01-011-2024 Community Meeting Notice North King's Town project---  
concerned citizen information request.

Good afternoon,

Thank you for your email. Your email will be included as part of the Planning Committee agenda on December 5<sup>th</sup>.

To be clear, these amendments **do not** propose a road through Douglas Fluhrer Park.

There are numerous documents associated with this application and cannot be emailed directly due to file size. Please visit our [DASH](#) platform to access the information using the following steps:

1. Use the search bar near the top right-hand corner to search for application “D01-011-2024”.
2. Select “Record Info”
3. Select “Supporting Information” from the drop-down menu.

In response to the highlighted areas of interest below, you may be interested in reviewing the following documents:

- **“Mobility Plan”** discusses the transportation-related aspects of the North King’s Town project, and includes extensive discussion and modelling related to the Wellington Street Extension (WSE) – which is discussed further below. Various improvements are recommended for the pedestrian, cycling, transit and road networks.
- **“Summary of Proposed OPA ZBA”** provides a high-level summary of the proposed amendments to the Official Plan and Zoning By-law
- **“Proposed Official Plan Modifications”** contains the various proposed text and mapping (schedule) amendments to the Official Plan. The proposed North King’s Town Specific Policy Area policies highlighted below are contained within this document and would apply to the proposed intensification areas (e.g. the lands shaded grey in the map below). This document includes proposed modifications to Schedule 4 (Transportation) of the Official Plan to remove the southern portion of the WSE from “Future Arterial Road”. These lands are already identified on Schedule 5 (Major Pathways) as either an existing or proposed pathway. Additional text amendments to Section 4.6 would remove reference to the southern portion of the Wellington Street Extension from the major road projects list. As discussed further below, the northern portion would remain within the Official Plan as a potential future road. The City’s existing Official Plan (text and schedules) can be found [here](#).
- **“Proposed Zoning Modifications”** contains a copy of the proposed zoning regulations, which would identify the permitted uses, maximum building heights, minimum setbacks from property lines and other zoning regulations for the intensification areas. The zoning modifications would apply mainly to the lands shaded grey in the map below.

Regarding the Wellington Street Extension (WSE), modelling completed in 2019 confirmed that the southern portion (south of Rideau Street / Railway Street) was not required, but additional analysis was required on the northern portion (between Railway Street and John Counter Boulevard). These findings were endorsed by Council through Report Number 19-143. **The southern portion of the WSE is proposed to be protected for a future**

**active transportation corridor (e.g. sidewalks, multi-use pathways, walkways, etc.).** The Mobility Plan contains additional modelling on the northern portion of the WSE, which is now referred to as “New Road #1” because it would no longer connect to Wellington Street. This additional modelling demonstrates New Road #1 would have trade-offs as it would provide some benefits to Montreal Street and Division Street, but would increase congestion along John Counter Boulevard. It was determined that the potential benefits and impacts of New Road #1 would extend beyond the study area boundary. Given the complexity of the results, the Mobility Plan recommends that New Road #1 (being only the northern portion of the former WSE) be carried forward for further consideration as part of the forthcoming city-wide Integrated Mobility Plan.

Please let me know if you’d like to further discuss the North King’s Town project over the phone or in-person at 1211 John Counter Boulevard.

Thank you,  
Niall



**Niall Oddie M.P.I, MCIP, RPP (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 3259  
[noddie@cityofkingston.ca](mailto:noddie@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:** [REDACTED]  
**Sent:** November 14, 2024 3:06 PM  
**To:** Oddie,Niall <noddie@cityofkingston.ca>  
**Subject:** File: D01-011-2024 Community Meeting Notice North King's Town project--- concerned citizen information request.

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

Dear Niall Oddie, Senior Planner City of Kingston, Planning services

Please send me **all information** available to you and your offices concerning file: D01-011-2024. Specifically with detail, reference to the quoted phrases within your Community Meeting Notice of 12 Nov 2024 “namely”:

As high-lighted text in yellow below,

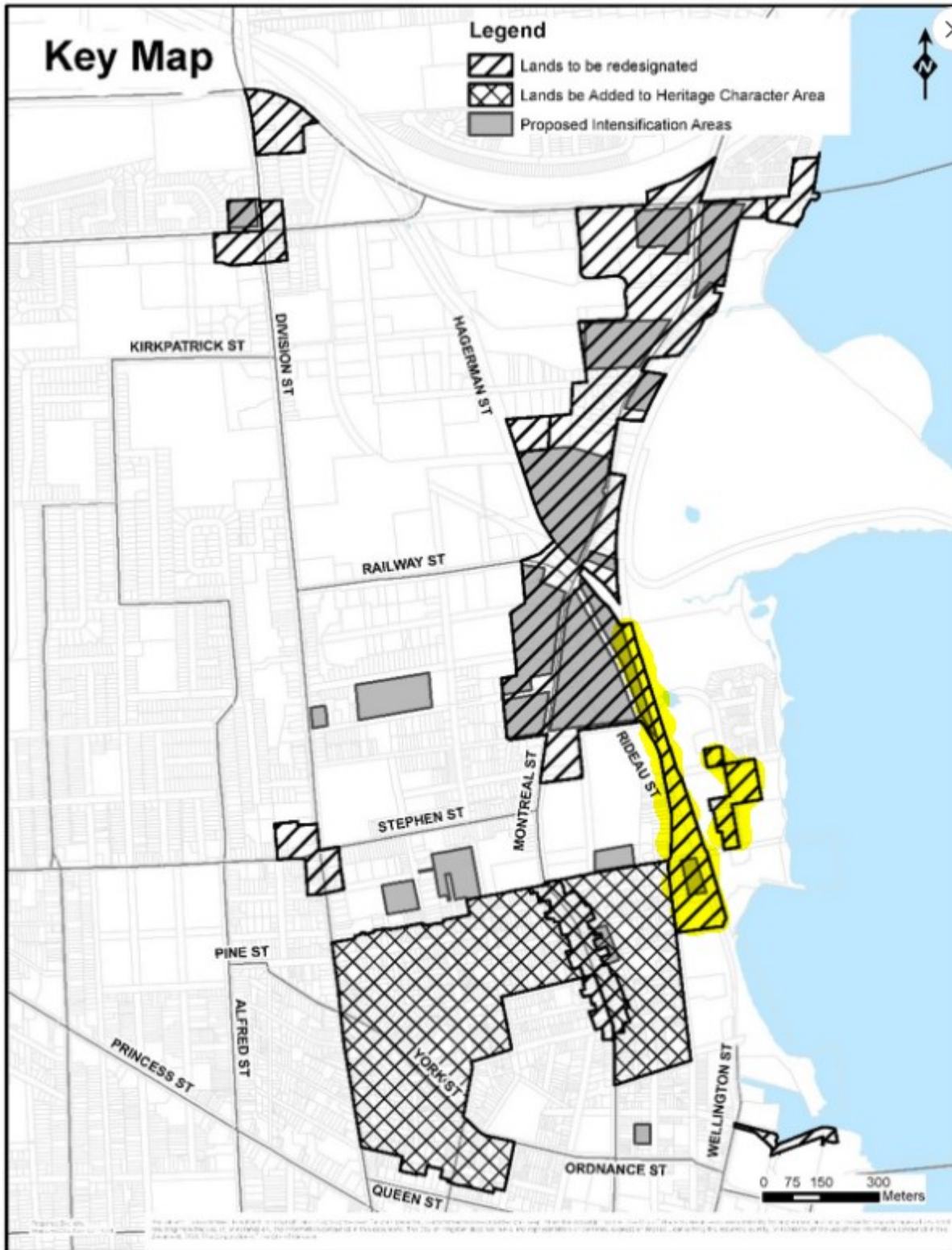
Project Description:  
Pre-Application (ZBA)

The City of Kingston is proposing amendments to the Official Plan, Kingston Zoning By-Law 2022-62 and former City of Kingston Zoning By-Law 8499 to implement the recommendations of the North King’s Town (NKT) project. The proposed

amendments include, but are not limited to, the addition of a new specific policy area in the Official Plan to guide future development within areas identified for infill and mixed-use intensification in the North King's Town area and associated zoning regulations, redesignation and rezoning of properties located on Montreal Street generally between James Street and Ragland Road to Main Street Commercial, and amendments to implement planning-related transportation and cultural heritage recommendations including a proposed expansion to the boundary of the St. Lawrence Ward Heritage Character Area.

I refer and require all information on what re-designation is planned from and into, what nature of amendments, for the specific areas of "Key Map" of proposed "lands to be re-designated" as high-lighted in yellow .

It appears, that this re-designation is an attempt to revitalize the long defunct and unnecessary roadway thru the Doug R. Fluhrer Park.



I am an affected adjacent property owner :  
 D Black  
 107 - 350 Wellington Street Kingston ON K7K7J7  
 Email: [REDACTED]  
 Thanking-you in advance of your prompt response.



## Oddie,Niall

---

**From:** Oddie,Niall  
**Sent:** November 18, 2024 7:49 AM  
**To:** [REDACTED]  
**Cc:** Agarwal,Sukriti  
**Subject:** D01-011-2024 - NKT Information

Good morning

Unfortunately, I cannot email the documents to you directly due to file sizes. Please visit our [DASH](#) platform to access the information using the following steps:

1. Use the search bar near the top right-hand corner to search for application "D01-011-2024".
2. Select "Record Info"
3. Select "Supporting Information" from the drop-down menu.

Please let me know if you continue to have issues accessing the information.

Thanks  
Niall



**Niall Oddie M.PI, MCIP, RPP (he/him/his)**

Senior Planner  
Planning Services

City of Kingston  
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216 Ontario Street Kingston, ON K7L 2Z3  
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---

**From:** Robert Macinnes [REDACTED] >  
**Sent:** November 15, 2024 4:01 PM  
**To:** Oddie,Niall <noddie@cityofkingston.ca>  
**Subject:** Re: (No subject)

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

Thank you Niall but I can't access the DASH site you sent to me , can you help please by sending me the information directly?  
With regards, Bob

Sent from my iPad

On Nov 12, 2024, at 2:02 PM, Oddie, Niall <[noddie@cityofkingston.ca](mailto:noddie@cityofkingston.ca)> wrote:

Good afternoon,

You are receiving this email because our records indicate you previously expressed interest in receiving updates on the North King's Town Secondary Plan (NKT).

We would like to thank everyone who has participated in the previous open houses, workshops and other engagements over the past several years.

The final drafts of the land use (including the proposed Official Plan and Zoning By-law amendments), mobility, cultural heritage and servicing studies for NKT will be presented for a Community Meeting at Planning Committee on December 5, 2024 at 6pm. The purpose of this Community Meeting is to seek feedback from the public and members of Planning Committee on the proposed amendments before a formal application for an Official Plan and Zoning By-Law Amendment is filed by the City. Draft documents are available for review by accessing the [Development and Services Hub \(DASH\)](#) and searching for application D01-011-2024.

Should you have any questions or wish to be removed from this mailing list, please feel free to contact the undersigned or Sukriti Agarwal, Manager Policy Planning (copied).

Thanks  
Niall



**Niall Oddie M.PI, MCIP, RPP (he/him/his)**

Senior Planner  
Planning Services

City of Kingston  
Located at: 1211 John Counter Boulevard  
216 Ontario Street Kingston, ON K7L 2Z3  
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## Oddie,Niall

---

**From:** Oddie,Niall  
**Sent:** November 25, 2024 7:50 AM  
**To:** 'Amy Kaufman'  
**Cc:** Agarwal,Sukriti  
**Subject:** RE: North King's Town Project - Community Meeting

Good morning

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2. Select "Record Info"
3. Select "Supporting Information" from the drop-down menu.

Please let me know if you continue to have issues accessing the information.

Thanks  
Niall



**Niall Oddie M.Pl, MCIP, RPP (he/him/his)**

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**From:** Amy Kaufman [REDACTED]  
**Sent:** November 24, 2024 7:20 AM  
**To:** Oddie,Niall <noddie@cityofkingston.ca>  
**Subject:** Re: North King's Town Project - Community Meeting

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

Hi Niall,



Thanks for this update. I searched for that file number in DASH but I didn't get a result that made sense. Would it be possible for you to send me the draft or send me direct links to it so I know I'm looking at the right documents?

Thank you,  
Amy

On Nov 12, 2024, at 1:59 PM, Oddie,Niall <[noddie@cityofkingston.ca](mailto:noddie@cityofkingston.ca)> wrote:

Good afternoon,

You are receiving this email because our records indicate you previously expressed interest in receiving updates on the North King's Town Secondary Plan (NKT).

We would like to thank everyone who has participated in the previous open houses, workshops and other engagements over the past several years.

The final drafts of the land use (including the proposed Official Plan and Zoning By-law amendments), mobility, cultural heritage and servicing studies for NKT will be presented for a Community Meeting at Planning Committee on December 5, 2024 at 6pm. The purpose of this Community Meeting is to seek feedback from the public and members of Planning Committee on the proposed amendments before a formal application for an Official Plan and Zoning By-Law Amendment is filed by the City. Draft documents are available for review by accessing the [Development and Services Hub \(DASH\)](#) and searching for application D01-011-2024.

Should you have any questions or wish to be removed from this mailing list, please feel free to contact the undersigned or Sukriti Agarwal, Manager Policy Planning (copied).

Thanks  
Niall

<image001.png>

**Niall Oddie M.PI, MCIP, RPP (he/him/his)**

Senior Planner  
Planning Services

<image002.png> <image003.png> <image004.png>

City of Kingston  
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<Notice of Community Meeting.pdf>

November 28, 2024

File: OP/CKN/2024

**Sent by Email**

Niki Van Vugt  
Intermediate Planner, Planning Services, Growth & Development  
City of Kingston

Dear Ms. Van Vugt:

**Re: Proposed Official Plan and Zoning By-law Amendment D01-011-2024  
Cataraqui Conservation Comments & Working Group Input  
North King's Town Secondary Plan  
City of Kingston**

Cataraqui Conservation (CRCA) staff had the opportunity to review the materials submitted in advance of the Community Meeting for the North King's Town Secondary Plan project including the proposed Official Plan and Zoning By-law amendments and the associated supporting studies. We've also been involved in this project as a member of the North King's Town Working Group since 2016.

We appreciate being a member of the Working Group as well as the opportunity to review and provide input based on our role as a *Planning Act* commenting agency responsible for natural hazards and source water protection matters and as a regulatory agency responsible for implementing Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* (formerly O. Reg. 148/06) pursuant to the *Conservation Authorities Act*. We remain committed to providing valuable advice to the City based on these roles and based on our overall goal of maintaining and enhancing watershed integrity in the Cataraqui region.

Overall, Cataraqui Conservation strongly supports the goals and objectives of the North King's Town Secondary Plan. Efforts to focus regeneration and infill-based growth in this area of the City align with CRCA's perspective on sustainable development, natural hazards avoidance and watershed protection.

From our perspective, the proposed intensification in the North King's Town area is appropriate and the project as a whole is consistent with the vision of restored watershed health in the lower Cataraqui River.

In particular, we are supportive of preservation of existing natural heritage areas, parks and greenspaces along the Cataraqui River and the focus on enhanced stormwater management within the NKT study area as outlined in the Servicing Report (J.L. Richards, August 30, 2024). We strongly support the recommendations of the Servicing Report which focus on improved quality control, stormwater volume reductions and Low Impact Development.

We have only two specific comments for consideration at this time.

1. There appears to be a minor, but important, error in Section 5.1 of the Servicing Report which describes the existing stormwater system. In the second last paragraph on page 30 it is stated:

*At present the existing stormwater management system is composed primarily of a conveyance system and does include water quality controls, flood or erosion controls in the form of centralized or decentralized stormwater management infrastructure.*

It’s our understanding (based on subsequent discussion in the report and the stormwater system map in Figure 10) that the area is instead lacking these controls. Perhaps the sentence should read...*does **not** include*....

2. Again, we are strongly supportive of the recommendations relating to stormwater outlined in section 5.4 of the Servicing Report. In particular, we are pleased to see specific and robust SWM targets identified in Table 6 (page 38-39). However, as currently written, the proposed Official Plan amendments do not provide a strong connection between the findings and recommendations of the servicing study and implementing policy. For example, policy 10H.2.47 states:

*Development applications will be required to submit stormwater management plans to control the quality and quantity of stormwater to the satisfaction of the City. Development applications will be encouraged to incorporate innovative approaches to improve water quality, reduce runoff and promote infiltration.*

While sound, this is really just a generic policy that could apply to any development area. If the purpose of the Servicing Report was to inform tangible actions and requirements for future development in North King’s Town in order to achieve project goals, the Official Plan policies for servicing and stormwater management should refer to the specific recommendations that came out of the document. We recommend a revised policy as follows:

*Development applications will be required to submit stormwater management plans to control the quality and quantity of stormwater **in accordance with the recommendations and control targets identified in the North King’s Town Servicing Study to the satisfaction of the City. These include incorporation of innovative approaches to improve water quality, reduce runoff and promote infiltration***

Ms. Van Vugt (D01-011-2024 – North King's Town Project)  
November 28, 2024

Thank you again for the opportunity to review and comment on the submitted materials. We look forward to continued engagement on this project and to the implementation of the new policies for future development in North King's Town. If you have any questions, please contact me at [REDACTED] or by email at [REDACTED]

Yours truly,

A handwritten signature in cursive script, appearing to read "M. Dakin".

Michael Dakin MCIP, RPP  
Supervisor, Development Review  
Cataraqui Conservation

## Oddie,Niall

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**From:** Oddie,Niall  
**Sent:** December 2, 2024 11:23 AM  
**To:** Mary Farrar  
**Cc:** Agarwal,Sukriti  
**Subject:** RE: Wondering about Planning Dec 5

Hi Mary,

Thanks for the kind words.

I see that your newsletter already came out Friday afternoon, however responses to your questions are provided below:

1. We will be providing a similar presentation at Planning Committee to what we provided to the Community Working Group last week.
2. The presentation to the Planning Committee will not be available ahead of time. I did send a copy of the Community Working Group presentation slides last Wednesday afternoon.

Thanks  
Niall



**Niall Oddie M.PI, MCIP, RPP (he/him/his)**

Senior Planner  
Planning Services

City of Kingston  
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[noddie@cityofkingston.ca](mailto:noddie@cityofkingston.ca)



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**From:** mary farrar [REDACTED] >  
**Sent:** November 29, 2024 3:40 PM  
**To:** Oddie,Niall <noddie@cityofkingston.ca>  
**Subject:** Wondering about Planning Dec 5

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

Hi Niall,

First of all thanks so much for a great report at the working group meeting. Very much appreciated.

I'm writing my Dec newsletter right now and I would like to report something but not sure what. I'm wondering about a couple of things:



1, Will you be doing a full presentation of the report to Planning on Dec 5? I can't seem to find it in the agenda.

2. Is there a link to your presentation? I thought you had sent that info but I can't seem to find it in my inbox.

Thanks so much,  
Mary

## Oddie,Niall

---

**From:** Oddie,Niall  
**Sent:** December 2, 2024 11:26 AM  
**To:** 'Diana Gore'  
**Cc:** Agarwal,Sukriti  
**Subject:** RE: North King's Town - Community Meeting - December 5, 2024  
**Attachments:** Notice of Community Meeting.pdf

Hi Diana

The Community Meeting is available in a hybrid format. Attendees can participate in person at Council Chambers, City Hall, 216 Ontario Street.

To participate virtually, please contact Christine O'Connor using the following contact information:  
<https://events.cityofkingston.ca/council/detail/2024-12-05-1800-Planning-Committee>

You can also watch the meeting online, without participating, through the live stream on our website available [here](#).

Please let me know if you have any further questions.

Thanks  
Niall



**Niall Oddie M.PI, MCIP, RPP (he/him/his)**

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Planning Services

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---

**From:** Diana Gore [REDACTED] >  
**Sent:** December 2, 2024 11:23 AM  
**To:** Oddie,Niall <noddie@cityofkingston.ca>  
**Subject:** Re: North King's Town - Community Meeting - December 5, 2024

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

Hi Niall,

Is the meeting public? If so, can you please let me know the location and time?

Thank you,  
Diana

On Mon, Dec 2, 2024 at 8:12 AM Oddie,Niall <[noddie@cityofkingston.ca](mailto:noddie@cityofkingston.ca)> wrote:

Good morning,

Further to my November 12, 2024 email, the final drafts of the land use (including the proposed Official Plan and Zoning By-law amendments), mobility, cultural heritage and servicing studies for NKT will be presented for a Community Meeting at Planning Committee on **December 5, 2024 at 6pm**. The purpose of this Community Meeting is to seek feedback from the public and members of Planning Committee on the proposed amendments before a formal application for an Official Plan and Zoning By-Law Amendment is filed by the City.

Draft documents are available for review by accessing the [Development and Services Hub \(DASH\)](#) using the following steps:

1. Use the search bar near the top right-hand corner to search for application “D01-011-2024”.
2. Select “Record Info”
3. Select “Supporting Information” from the drop-down menu.

A copy of the staff report, Report Number PC-25-001, is available on the Planning Committee agenda for December 5<sup>th</sup> and through the following link:

<https://pub-cityofkingston.escribemeetings.com//filestream.ashx?DocumentId=6145>

Should you have any questions or wish to be removed from this mailing list, please feel free to contact the undersigned or Sukriti Agarwal, Manager Policy Planning (copied).

Thanks

Niall



**Niall Oddie M.PI, MCIP, RPP (he/him/his)**

Senior Planner

Planning Services

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## Oddie,Niall

---

**From:** Oddie,Niall  
**Sent:** December 2, 2024 9:21 AM  
**To:** 'Mary Davis Little'  
**Cc:** Agarwal,Sukriti  
**Subject:** RE: North King's Town - Community Meeting - December 5, 2024  
**Attachments:** Notice of Community Meeting.pdf

Hi Mary,

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Please let me know if you have any further questions.

Thanks  
Niall



**Niall Oddie M.PI, MCIP, RPP (he/him/his)**

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Planning Services

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---

**From:** Mary Davis Little [REDACTED]  
**Sent:** December 2, 2024 8:25 AM  
**To:** Oddie,Niall <noddie@cityofkingston.ca>  
**Subject:** Re: North King's Town - Community Meeting - December 5, 2024

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

Location? Hybrid?



Mary

On Dec 2, 2024, at 8:11 AM, Oddie,Niall <[noddie@cityofkingston.ca](mailto:noddie@cityofkingston.ca)> wrote:

Good morning,

Further to my November 12, 2024 email, the final drafts of the land use (including the proposed Official Plan and Zoning By-law amendments), mobility, cultural heritage and servicing studies for NKT will be presented for a Community Meeting at Planning Committee on **December 5, 2024 at 6pm**. The purpose of this Community Meeting is to seek feedback from the public and members of Planning Committee on the proposed amendments before a formal application for an Official Plan and Zoning By-Law Amendment is filed by the City.

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1. Use the search bar near the top right-hand corner to search for application “D01-011-2024”.
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3. Select “Supporting Information” from the drop-down menu.

A copy of the staff report, Report Number PC-25-001, is available on the Planning Committee agenda for December 5<sup>th</sup> and through the following link:

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Should you have any questions or wish to be removed from this mailing list, please feel free to contact the undersigned or Sukriti Agarwal, Manager Policy Planning (copied).

Thanks  
Niall

<image001.png>

**Niall Oddie M.PI, MCIP, RPP (he/him/his)**  
Senior Planner  
Planning Services

<image002.png> <image003.png> <image004.png>

City of Kingston  
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## **Oddie,Niall**

---

**From:** Agarwal,Sukriti  
**Sent:** December 2, 2024 7:55 AM  
**To:** 'Shirley Bailey'; Oddie,Niall  
**Cc:** Van Vugt,Niki  
**Subject:** RE: North King's Town Project - Community Meeting

Good morning Shirley.

Thanks for reaching out. Sorry to hear you are having difficulty finding the materials.

The staff report is available on the Planning Committee agenda for December 5<sup>th</sup>. Please see the link below:

<https://pub-cityofkingston.escribemeetings.com//filestream.ashx?DocumentId=6145>

Thanks for sharing the screenshot from DASH. You only need to search for the file number. The reason no records showed up is because the file type as well the project name was also filled out. Please only search using the file number, and leave the other entries blank. You can also search by just entering the file number in the search bar at the top right corner of the DASH page. The materials have been available in DASH since November 12.

The NKT project page link should take you to the NKT Get Involved page below.

<https://getinvolved.cityofkingston.ca/north-kings-town>

Please let me know if you still have difficulty accessing the materials.

Thanks,

Sukriti

---

**From:** Shirley Bailey [REDACTED]  
**Sent:** December 2, 2024 6:16 AM  
**To:** Oddie,Niall <noddie@cityofkingston.ca>  
**Cc:** Agarwal,Sukriti <sagarwal@cityofkingston.ca>; Van Vugt,Niki <nvanvugt@cityofkingston.ca>  
**Subject:** Re: North King's Town Project - Community Meeting

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

Good morning Niall and Sukriti

I fully expected to find a staff report on the Planning Committee agenda, but I see no information on the Planning Committee agenda about the upcoming Community Meeting scheduled for Thursday, Dec. 5.

When I try to sign on to the DASH system with the file no D01-011-2024, I get a message saying that there are no records. See the attached screenshot. (Why is it not possible for the city to include the link directly to the DASH records in the Community Meeting notice?)

And to make matters worse, the Project Page on the City's website seems not to exist any longer. Google will bring up various components but not the project page.

I know there are no third party appeals any longer, but these issues are seriously problematic for public engagement.

Can you please advise how to review the related Official Plan and cultural heritage information in advance of the meeting on Thursday?

Thanks, Shirley Bailey

On Tue, Nov 12, 2024 at 2:00 PM Oddie,Niall <[noddie@cityofkingston.ca](mailto:noddie@cityofkingston.ca)> wrote:

Good afternoon,

You are receiving this email because our records indicate you previously expressed interest in receiving updates on the North King's Town Secondary Plan (NKT).

We would like to thank everyone who has participated in the previous open houses, workshops and other engagements over the past several years.

The final drafts of the land use (including the proposed Official Plan and Zoning By-law amendments), mobility, cultural heritage and servicing studies for NKT will be presented for a Community Meeting at

Planning Committee on December 5, 2024 at 6pm. The purpose of this Community Meeting is to seek feedback from the public and members of Planning Committee on the proposed amendments before a formal application for an Official Plan and Zoning By-Law Amendment is filed by the City. Draft documents are available for review by accessing the [Development and Services Hub \(DASH\)](#) and searching for application D01-011-2024.

Should you have any questions or wish to be removed from this mailing list, please feel free to contact the undersigned or Sukriti Agarwal, Manager Policy Planning (copied).

Thanks

Niall



**Niall Oddie M.PI, MCIP, RPP (he/him/his)**

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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:** Kerry Hill <[REDACTED]>  
**Sent:** December 5, 2024 11:52 AM  
**To:** City Clerk <CityClerk@cityofkingston.ca>  
**Subject:** Questions regarding the NKT Secondary Plan

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

Would you please submit my questions to the Planning Committee members and staff prior to this evening's meeting?

Thanks,

Kerry Hill  
[REDACTED]

**1. How will requests for zoning amendments be dealt with?**

Can the proposed zoning plan be made legally binding? Can the development fee be significantly increased for every storey above planned that the Planning Committee will have to assess? This is to deter developers from subverting the vision of the City and adding time to the assessment of an application.

**2. How will the buried or partially buried streams in the area be considered in the development of NKT?**

These are fundamental to the natural ecology and drainage of this low-lying area. If daylighted, these buried waterways would provide access to green space necessary for a truly vibrant community.

**3. Why would the densest area be at an intersection we already have evidence is significantly impacted by traffic?**

The multiple towers planned for Mongeal St and John Counter are harbingers of traffic congestion and potentially ghettoization. The length of Montreal St could be home to more four to six story buildings with places for community gardens and active transportation paths. There seems to be no consideration of an outdoor life for anyone living in the cliffs of John Counter and Montreal.

**4. The Plan states that affordable housing is theme 1.**

How will the Plan ensure that a fraction of developments actually have affordable housing in them? What percentage of units will be affordable?



Robert MacInnes

  Reply  Reply all  Forward    

To: O'Connor,Christine

Thu 12/5/2024 2:08 PM

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

Good afternoon Christine,

Would you please post these questions for tonight's meeting . Regards, Bob

Members of Planning Committee and Planning staff , thank you for this opportunity to speak to you about the Secondary Plan for King's Town District .

Question 1

What considerations have you made regarding potential catastrophic weather events affecting this area? This area is one of the lowest in Kingston surrounded on three sides by higher land , you are proposing to cover large areas of vacant land with buildings and paving how will you deal with sewage and surface water drainage in the event of an extreme storm?

Development on the Tannery site is not included in the study but if built on will exasperate the drainage and sewer problems .

Question 2

There are four buried or partially buried streams in the area being considered do you plan to daylight these streams and if not why not?

Regards,  
Bob MacInnes