



29 October 2017

Dear Members of Heritage Kingston and Heritage Staff,

Re: 411 Wellington Street, Barriefield Village

The Barriefield Village Association (BVA) executive had two productive meetings with the CEO and architects for Reichmann Seniors Housing Development Corporation (RSHDC) about their site plans for 411 Wellington Street, Barriefield Village. At those meetings the BVA executive thanked RSHDC for their extensive consultation and communication regarding their plans. We also commented on the following aspects of the project plans:

- Appreciation for the extensive open space that will be open to the public.
- Appreciation for the retention of the historic grid pattern for road access.
- Concerns about the compromise to HCDP-prescribed views.
- Concerns about the height and massing of the buildings, both the townhouses on Wellington Street and the main building (the HCDP sets out 1.5-2 storeys for houses in the village; the former Horton School was 2 storeys high, in contrast to the 3 storeys for the main building in the project plans – in our original conversations with RSHDC we were told the building would be largely two storeys). It is difficult to determine the impact of the buildings without site sections that can show the elevation accurately or a diagram that includes the wider context.

At a subsequent general meeting of the BVA, attended by village residents, the proponents for RSHDC presented their plans and fielded questions and comments from those present. This was also a constructive discussion. The above points were again noted as well as the following:

- Concerns about the impact of delivery and other traffic on the village.
- Concerns about drainage that could adversely affect properties on Wellington and Main Streets.
- Concerns that the proposed setbacks of the townhouses would be inconsistent with the other setbacks along Wellington Street.
- Concerns about the row-house concept rather than, say, duplexes – though it was also noted that the row would look less like ‘monster houses’ and would better obscure the unsightly and noisy service activity behind the houses.
- Concerns about lighting and light pollution, since Barriefield is very dark at night.

Overall, the BVA is in favour of a development of this kind coming to the village. We look forward to future, more detailed plans that will give us a precise idea of the dimensions and character of the project. We trust that the final plans will be as consistent with the heritage of the village as possible.

Yours sincerely,

Christine Sypnowich, BVA President, on behalf of the BVA executive (David Bakhurst, Stephen Burnett, David Craig, Cheang-Ghee Khoo and Craig Sims)