



**City of Kingston  
Planning Committee  
Meeting Number 02-2018  
Addendum  
Thursday December 14, 2017  
6:30 p.m., City Hall, Council Chamber**

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The consent of the Planning Committee is requested for the **withdrawal** of report (PC-18-005):

**Business**

- a) **File Number:** D14-028-2017  
**Subject:** Comprehensive Report (Special Events in City-Owned Facilities)  
**Addresses:** 1030 Sunnyside Road, 303 York Street, 100 Days Road, 1350 Gardiners Road and 53 Yonge Street  
**Application Type:** Zoning By-Law Amendment  
**Owner/Applicant:** City of Kingston

**Correspondence**

- c) Correspondence received from Robert Coe, President, Frontenac Condominium Corporation # 21, dated December 13, 2017, regarding 1200 Princess Street, 27-33 Elmwood Street & 670 Sir John A. Macdonald Boulevard and 217-247 Bath Road.

**Frontenac Condominium Corporation No. 21**  
"CHAMPLAIN TOWERS", 257 BATH ROAD, KINGSTON, ONTARIO, K7M 7T3

December 13, 2017

The City of Kingston  
Planning and Development Department,  
216 Ontario Street  
Kingston, On  
K7L 2Z3  
[jwsands@cityofkingston.ca](mailto:jwsands@cityofkingston.ca)

Attn: Jason Sands

RE: REPORT TO PLANNING COMMITTEE – NUMBER PC-18-004  
PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT  
Homestead Land Holdings Limited  
City File #'s D35-005-2017 – 1200 Princess Street

Dear Mr. Sands,

Further to the Planning Committee Public Meeting held December 07, 2017, the Board of Directors of Frontenac Condominium Corporation #21 (FCC No. 21) has reviewed the documentation provided (Report # PC-18-004) re the proposed development plans by Homestead Land Holdings Limited on behalf of the Sisters of Providence of St. Vincent de Paul.

The residents and Board of Directors of FCC No. 21 recognize that one of The City of Kingston's Planning Committee's mandates is to actively promote and approve sensible infill growth. However, before any zoning and by-law amendments relating to the proposed development (City File #'s D35-005-2017 – 1200 Princess Street) are approved, we respectfully request the following issues be dealt with at the approval stage and be conditions of the approval granted by the City of Kingston and not left for decision at the site plan control stage.

**1. PRIMARY CONCERN:**

We have several concerns. Our primary concern, however, is safe and efficient access between the properties within our community and an arterial road.

We understand that this proposal is desirable to City Planners because the proposed in-fill development creates high-density housing with reasonable walking proximity to transit

and other services. However, we feel that the planning stage is also the best time to prudently ensure that the future of any given area will be, and will remain, sustainably safe and healthy.

The first Objective (1.4.1) of The City of Kingston Emergency Response Plan, is, “To ensure the earliest possible response and the overall control of the emergency operations.”

In the event of some, unforeseen catastrophic event, Emergency Response Teams need quick, efficient and safe access, and residents need to be able to quickly and safely evacuate. We respectfully submit that one access in and out is insufficient. This is not only for the obvious traffic and congestion reasons already covered in our previous letter of November 20<sup>th</sup>, 2017 and at the December Public Planning meeting, but in the case of a serious or catastrophic emergency, there is always the possibility that an access could be blocked.

The saying that “Prevention is better than the cure”, is important. Now is the time to address the safety and well-being of all the existing area residents and those that will one day reside in the expanded community. The **current total density** of the units listed in the proposal, along with the 73 in FCC No. 21 is **approximately 532 units**. Adding the proposed **412 units almost doubles** the density to **approximately 944 units**. Note that this doesn't include the units of the un-included properties using Elmwood East.

Therefore, we ask the Planning Committee to seriously consider directing the applicant to submit to a proposal adjustment that either includes the development of the road allowance necessary to open Elmwood Street up to connect the eastern and western sections, or open up secondary/tertiary access via Phillips Street and/or Fairview Road. To reduce expense to the City, the developer can be responsible for building access to City specifications.

The **Elmwood Street extension** will likely require a set-back of the proposed three (3) buildings the distance of a road allowance and sidewalk(s). However, **notable benefits** include:

- a. **Secondary ingress/egress**,
- b. Convenient through access for the **school buses** (school located on Elmwood West) and,
- c. **Sidewalks** to increase pedestrian safety.
- d. Due to the existing building/parking lot footprint of 227 and 247 Bath Road, the extension will require a beneficial jog, providing a **natural traffic-calming** component.



Appendix 4.2, points a. to d., of Design Guidelines for Communities, City of Kingston, states:

- a. Create well-connected blocks and streets.
- b. Connect streets in new development to adjacent existing communities.
- c. Base streets on a grid or modified grid pattern.
- d. Use cul-de-sacs only where the topography or small size of a site constrains grid-based block development.

A minimum of two ingress/egress points address all of these points in the City's design guidelines.

## 2. ADDITIONAL CONCERNS:

- i. The proposal as presented, excludes the 73-unit, multiple family dwelling property known as FCC No. 21 at 257 Bath Rd. It is our contention that we are stakeholders in this proposal given that we have no City street access and have right-of-way over Homestead property. Therefore, all re-zoning considerations and planning calculations that Homestead Land Holdings Limited has proposed in City File #'s D35-005-2017-1200 Princess St. must also include FCC No. 21. (Refer to Exhibit A-Key Map, Exhibit B-Neighbourhood Context (2015), Exhibit C-Official Plan, Land Use, Exhibit D-Zoning By-Law 8499 Map 21 and Exhibit E-Public Notice Notification Map.)
- ii. According to Section 3.3.C.4, new high density residential land uses may be approved through rezoning, subject to four specific criteria. We submit that the following criteria are not met:  
  
Item c. "**Adequate on-site parking.**" Existing parking is already insufficient to address visitor needs for the four buildings 217 to 247 Bath Road. We at 257 Bath Road, already experience a trespass problem on our outdoor parking lot due to inadequate parking at 217 to 247 Bath Road. (Refer to our previous submission dated November 20, 2017.)  
  
Item d. "**Does not impact negatively on neighbouring uses.**" The residents of Champlain Towers, FCC No. 21, 257 Bath Road, many of whom are senior citizens, are very concerned that the proposed amendments will negatively impact the access to and from the property by residents, visitors, service personnel and, most importantly, emergency responders.
- iii. The Official Plan, section 2.7.3. Five (5) of the listed adverse effects listed in the section that must be eliminated or minimized prior to any proposed land use change, including changes to residential density, are a direct concern.

Regarding a **change in residential density**, the proposal for the additional 412 units does not include the 73 units, and the residents living within, residing at 257 Bath Road. Negative impacts to this property must be given prime consideration in the proposal because its only access is within the proposal's boundary.

Item c. **Increased levels of noise, odour, dust or vibration**, is a concern. We are concerned that the proposed construction will cause prolonged noise and dust. We are concerned that vibration during the below-grade parking excavation will negatively impact our building.

Item e. **Increased level of traffic**. The Planning Department traffic impact study must include the 73-unit, FCC No. 21 because, as previously mentioned, **Champlain Towers traffic must cross over the property boundaries of 217 to 247 Bath Road for ingress/egress**.

Item f. **Environmental damage or degradation**. Our concerns include adequate sewer and drainage infrastructure and **water table** changes which occurred over time in concert with new area development. Major excavation required for below-grade parking has the potential to further affect the water table. We currently experience on-going water seepage and ingress requiring sump pumps to keep the water at bay and minimize expensive damage to our underground garage. We also have concerns about ownership and maintenance responsibilities for the **below-grade water lines** that run below our property. (Refer to our previous submission dated November 20, 2017.)

Item h. **Reduction in the ability to enjoy a property, ...including safety and access...** Safety is a paramount concern. (Refer to #1. Primary Concern.)

Your attention to these concerns and requests is appreciated. The Board of Directors, FCC No. 21, 257 Bath Road, wish to be kept informed of the progress of this application.

Yours truly,



Robert Coe  
President

cc: Jeff McLaren, Councillor District 8 – [jmclaren@cityofkingston.ca](mailto:jmclaren@cityofkingston.ca)  
Derek Ochej, Planning Committee Clerk – [dochej@cityofkingston.ca](mailto:dochej@cityofkingston.ca)