



**City of Kingston
Planning Committee
Meeting Number 03-2024
Addendum**

**Thursday, January 4, 2024 at 6:00 p.m.
Hosted at City Hall in Council Chamber**

11. Correspondence

a) Correspondence received regarding 1075 Bayridge Drive (File Number D35-012-2021), dated January 2, 2024.

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b) Correspondence received regarding 1075 Bayridge Drive (File Number D35-012-2021), dated January 4, 2024.

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Clendening, Ian

From: Paul Martin [REDACTED] >
Sent: January 2, 2024 8:28 PM
To: Clendening, Ian
Cc: Carylanne Martin
Subject: City File Number: D35-012-2021; Woodhaven Phase 5

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon Mr. Clendening,

Thank you for sending out this Public Notice. I am in full support of this Proposed Zoning By-Law Amendment (ZBA) and Draft Plan of Subdivision for Woodhaven Phase 5, housing is desperately needed in our community.

In reviewing the Noise Impact Study by J.E. Coulter Associates they have recommended a 2.44m high acoustic fence be erected and in Appendix C of their report that Warning Clauses be inserted to make people aware living in this area, as these homes back onto the commercial uses of the automotive shop, the car wash and the Day Care Center. Our mini-warehouse operation also has heavy equipment operating, moving trucks making deliveries, and doors being opened and closed. We want to be good neighbors with these new home owners, they need to understand the existing businesses that are around them. Please erect this 2.44m high acoustic fence along our property, and include the Appendix C Warning Clauses, as these new homes back onto our business.

Sincerely;

Paul Martin

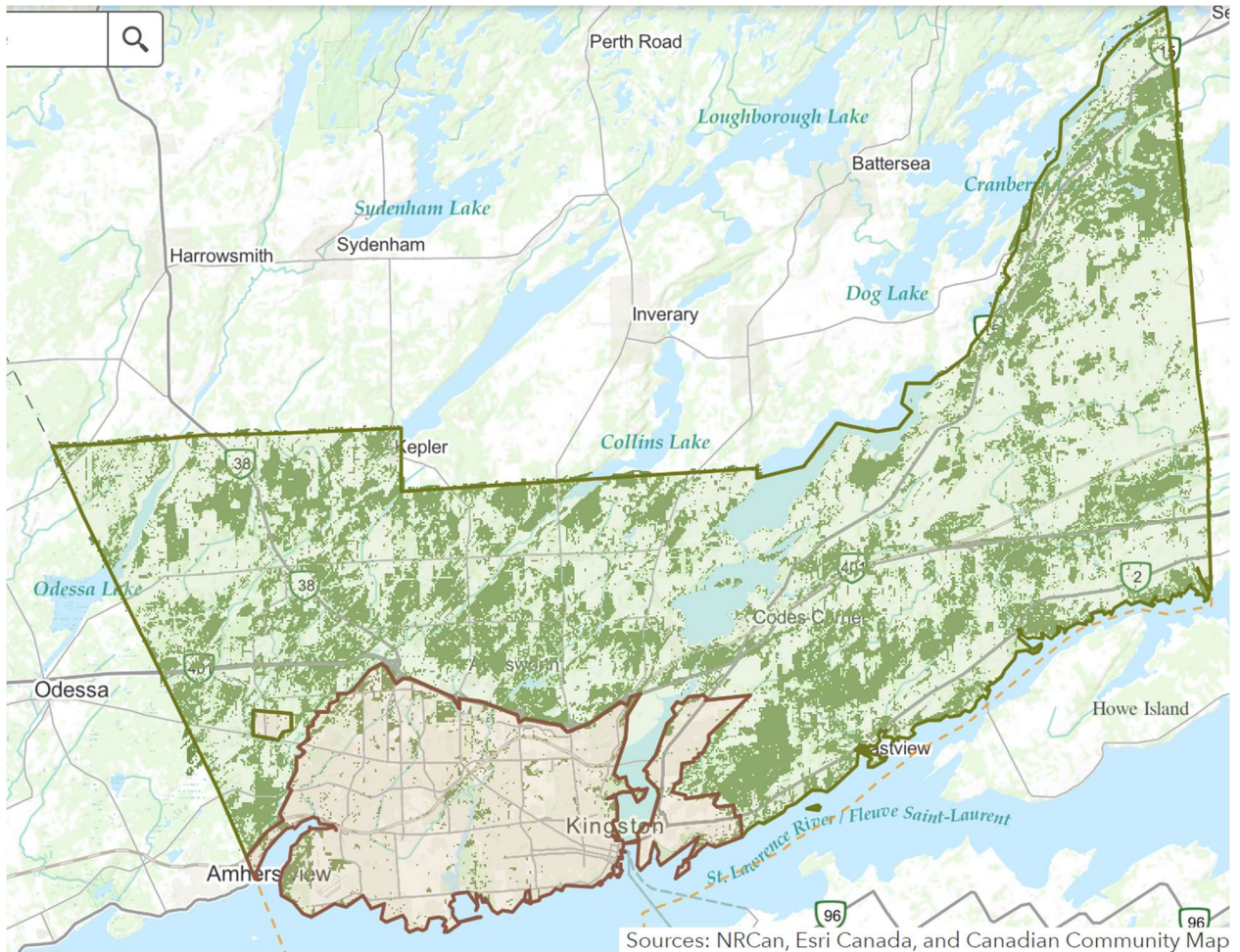
To Councillors of the Planning Committee – January 4, 2024

Today we are hearing of two forested natural areas in urban Kingston under the development lens. These sites are in north-west Kingston, an area that just a couple of decades ago were Algar communities and forest. More than 500 trees will be removed from 1075 Bayridge, the Arlington Park address does not have a tree inventory on DASH. The land will be stripped and buildings constructed over most of the sites.

We've all heard over and over about the benefits of the natural environment to our lives yet this appears to be allocated to some special interest when it comes to our own City. However, development can proceed in a manner that protects biodiversity.

What can Kingston do to sustain biodiversity and address the climate emergency?

Some background. In 2022 it was estimated that the City of Kingston's urban forest coverage was 21.48%, with a stated goal of 30% to meet Environment Canada guidelines. This is clearly not represented in the City's K-map depiction of forest coverage (dark green patches on the map below) in urban Kingston (outlined in dark red).



1. Tree Bylaw revision must include all trees on private and public property, urban and rural.

In urban Kingston canopy coverage should be at least 10% in order to reduce heat island effects of the built environment, and 30% to meet Environment Canada's guidelines.

Interview with Drew Graham, Landscape Architectural Intern, Toronto, whose graduate thesis showed that heat related emergency calls and deaths increased with decreased tree canopy cover in Toronto.

"If you were describing how your research could be applied to a city planner or mayor, what would you tell them? What would you like to see come of your work?"

If I had to say one thing, it would be: plant more trees. If I had more time, I would say plant more trees in specific areas of concern, like areas where there is lower canopy cover, as well as areas where people are likely to congregate on hot days.

I'd also argue there are lots more benefits than costs where trees are concerned, and there are many ways to improve your city's canopy cover. Simply planting a tree in a traditional sidewalk opening is better than nothing, but it's not the best solution. There are better designs that initially cost more to install but, in the long term, are very beneficial in terms of tree longevity and therefore to the larger community.

City design will determine the severity of heat island effects. High rises on the waterfront block cooler airflow from the lake. Forest canopies serve as cooling islands within the built structure of the City. 10% canopy cover is the minimum calculated to reduce emergency calls and deaths."

2. Identify and protect all small patches of nature within the urban boundary.

Dr. Lenore Fahrig, Chancellor's Professor and Gray Merriam Chair in Landscape Ecology at Carleton University and Fellow of the Royal Society of Canada. The award recognizes contributions to the resolution of scientific aspects of environmental problems or important improvements to the quality of an ecosystem in all aspects — terrestrial, atmospheric and aqueous — brought about by scientific means.

Her studies brought about a paradigm shift in showing that species diversity is actually greater in smaller patches of forest than in larger ones. We will support biodiversity by protecting the few remaining wild areas in Kingston.

3. A minimum of LEED certification must be the baseline in all new construction.

LEED certification is outdated as it allows certification without a truly sustainable building. The point system used means that the designer does not need to include passive cooling techniques, natural ventilation, or gas-free space and water heating in order to have his/her building certified. The installation of fossil fuel-based heating and cooling must be replaced with heat pump systems. For example – Water-source heat pumps can and have been installed in high rise buildings in Canada, including Winnipeg!

4. What does the declaration of a climate emergency mean to Staff and Council? Can this support unlimited growth?

Is the growth projection model presented by Staff based on infinite growth? In the real world, growth follows an S-curve or is limited by available resources. I encourage you to ask Staff what model of growth was used to calculate Kingston's growth out to 2050. If this model is used in planning the next 25 years, close to 60 high rise buildings will need to be built in order to house everyone without sprawl.

Worldview is fundamental! The worldview of economists is growth, why is a sustainable model not part of this plan for Kingston? In March 2019 the City declared a climate emergency. Council must put some meaning to this worldview, not that of the economists unlimited growth perspective.

Recommendations from Staff regarding growth need to be carefully inspected.

Staff asserts that the medium scenario is 'reasonable and plausible' and that is why it is recommended – these aren't reasons, they are biased to their worldview.

Staff state that Kingston is seen as a great place to retire. Recently a Globe and Mail survey ranked Kingston #86 of 100 places to live in Canada with a grade of 69%.

If increased tax base is the goal, this will not address the perceived lack of funding. Council needs a different path to obtain more funding to do the things that are deemed necessary for the existing population.

4. Attracting business and industry must be examined in light of the climate emergency.

From the National Observer this week – "Battery plants in Ontario have recently been singled out as significant GHG emitters and electricity users. Remember 9% of electricity in Ontario is generated at natural gas-powered plants, with more to come. Batteries will be shipped and installed out of country. We will be 'taking on increased GHG emissions to help other countries meet their goals and paying tens of billions for the privilege.'"

<https://www.nationalobserver.com/2024/01/02/opinion/ontario-battery-plants-greenhouse->

[gas-emissions-green-billions?nih=28b6e3abcd6d9008d1fd710ce64ec827&utm_source=National+Observer&utm_campaign=e8641034db-EMAIL_CAMPAIGN_2024_01_03_01_19&utm_medium=email&utm_term=0_cacd0f141f-e8641034db-%5BLIST_EMAIL_ID%5D](https://www.nationalobserver.com/2024/01/03/19/gas-emissions-green-billions?nih=28b6e3abcd6d9008d1fd710ce64ec827&utm_source=National+Observer&utm_campaign=e8641034db-EMAIL_CAMPAIGN_2024_01_03_01_19&utm_medium=email&utm_term=0_cacd0f141f-e8641034db-%5BLIST_EMAIL_ID%5D)

We must be analytical in assessing what business and industry is good for us and for buffering us against further climate change.

I hope that 2024 will permit you to question the plans of our City in context of climate change. There are many experts in the City that can help you with this fundamentally important work that you do. Please reach out!

Kerry Hill