



## LIMESTONE DISTRICT SCHOOL BOARD

Postal Bag 610, 220 Portsmouth Ave., Kingston, ON., K7L 4X4  
T: (613) 544-6920 | Toll Free: 1-800-267-0935 | TTY: (613) 542-8526 | F: (613) 544 6804  
www.limestone.on.ca

November 10, 2011

Mr. Jason Budd  
Senior Planner  
Planning and Development Department  
City of Kingston  
216 Ontario Street  
Kingston, ON  
K7L 2Z3

**RECEIVED**

NOV 16 2011

PLANNING & DEVELOPMENT  
DEPARTMENT  
CITY OF KINGSTON

Dear Mr. Budd:

**Re: Application for Draft Plan of Subdivision – 1380 Crossfield Avenue**

We wish to acknowledge receipt of the City of Kingston Planning Department's technical circulation document regarding the application by Tamarack (Cataraqi North) Corporation (Tamarack) for draft plan of subdivision approval of their Crossfield Avenue project.

The Limestone District School Board (Board) is hereby formally submitting a notice of objection related to the subject application for draft plan of subdivision.

In the spring of 2011 Tamarack requested an update from the Board regarding the status of the Board's reservation on the Crossfield Property. The Board, at its regular meeting dated June 15, 2011, approved the following motion:

*"That the Board defer making a decision on the release of the reserved school site in Cataraqi North for twelve months" --Carried*

Tamarack subsequently formally informed the Board that it did not believe that the Board possessed a legal reservation of the site citing the lack of legal documentation in support of the Board's claim. Please find attached a copy of the Board's response to Tamarack's solicitor.

As you can clearly see from the Board's response letter, the Board strongly believes that it continues to maintain the right to acquire the site in question for school purposes. The Board is in the midst of a formal accommodation review of the Kingston North area of the City and the Board believes that it is critical to await the results of this review before making a final decision regarding the potential release

Helen Chadwick - Chair | Brenda Hunter - Director of Education and Secretary | Roger H. Richard - Treasurer

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of the Cataraqui North site. In addition, community members have clearly indicated to the Board that they wish to see the Board continue to hold the option on the subject property in the Cataraqui North area.

The Board has made a firm commitment to the members of the Program and Accommodation Review Committee (PARC), as well as to the local communities, that the Board will not make any decisions related to property matters, while the PARC is completing its review. For the Board to dispose of its right to acquire a potential school site in the midst of an accommodation review would clearly undermine the process.

In conclusion, the Board respectfully asserts that it is continuing to work within a reasonable decision making time frame, as it relates to the reserved school site in question. The Board has committed to responding by the end of the current 2011-2012 school year to Tamarack's request for a final decision related to the Board's reservation of the Cataraqui North site.

Yours truly,



Helen Chadwick  
Chair of the Board

c.c. LDSB Trustees  
Brenda Hunter, Director of Education  
Roger Richard, Superintendent of Business Services  
Wayne Toms, Manager of ITS and Planning



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November 10, 2011

Mr. Michael S. Polowin  
Gowlings Lafleur Henderson LLP  
160 Elgin Street  
Suite 2600  
Ottawa, ON  
K1P 1C3

**RECEIVED**

NOV 16 2011

PLANNING & DEVELOPMENT  
DEPARTMENT  
CITY OF KINGSTON

Dear Mr. Polowin:

**Re: Dedicated School Site – Cataraqui North Subdivision**

Further to your correspondence dated August 23, 2011, we wish to confirm that the Limestone District School Board (Board), at its regular meeting dated November 9, 2011, considered your correspondence regarding the release of the subject parcel of land to your client, Tamarack (Cataraqui North) Corporation.

After careful consideration of your correspondence, the Board directed that I respond to your letter outlining the reasons for the Board's actions to date.

The Board believes that there was a common understanding shared by the Municipality, the Developer and the Board that Block 113 was reserved for a potential future school site. It has been a long standing practice in the City of Kingston not to designate parcels on Subdivision Plans and in Subdivision Agreements for future school purposes. The usual approach has been informal, and the belief in this case, as in all previous instances, was based on good faith and open dealings between the Developer and the Municipality, as well as the Developer and the Board. The fact that your client has sought regular updates from the Board regarding the status of the Board's reservation of the subject designated school site clearly supports the Board's understanding as described above.

The Board has kept your client completely up-to-date with respect to its intentions regarding the proposed school site in question. The Board recently completed a formal accommodation review process for the Kingston West and Loyalist area. The Board is currently in the midst of a formal accommodation review of the Kingston North area of the City. The Board believed that it was important to await the results of the Kingston North accommodation review before making a final decision regarding the potential release of the Cataraqui North site.

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As such, the Board recently informed your client that it had deferred making a final decision regarding the disposition of the reserved school site in question until the Kingston North accommodation review was completed.

We note in your letter that you argue *that any reasonable time allocated for the Board to exercise any rights that may have existed has now passed, that such right has expired, given the over 7 years since the Notice of Decision.* A survey of several school boards across the province has confirmed that most school boards have agreements with local developers, which allow for a 10-year period within which the school board must make a final decision regarding the disposition of any reserved school sites.

In conclusion, the Board respectfully asserts that it is continuing to work within a reasonable decision making time frame, as it relates to the reserved school site in question. We trust that the information provided above will allow you to better understand the reasons for the Board's actions to date.

Yours truly,



Helen Chadwick  
Chair of the Board

c.c. LDSB Trustees  
Brenda Hunter, Director of Education  
Roger Richard, Superintendent of Business Services  
Wayne Toms, Manager of ITS and Planning  
Grant Bain, City of Kingston  
Mamie Venditti, City of Kingston

November 11, 2011

**VIA COURIER**

Limestone District School Board  
Postal Bag 610  
220 Portsmouth Ave.,  
Kingston, ON K7L 4X4

**Attention: Helen Chadwick, Chair**

Dear Ms. Chadwick:

**Re: Cataraqi North Subdivision**

Thank you for your letter of November 10, 2011, receipt of which is hereby acknowledged. We have reviewed it together with our client, and have been asked by our client to respond.

We note that your letter specifically does not take issue with the basic assertion set out in our letter of August 23, 2011, that no contractual obligation is owed by our client to the School Board, with respect to Block 113, or any other land in the Cataraqi North Subdivision. Your letter asserts a common understanding, upon which we will not comment, save to observe that legal obligations, particularly with respect to a registered Subdivision Agreement, are not founded in common understanding, but instead need to be set out in writing. Indeed, since the passage of the Statute of Frauds in 1677, rights in lands need be in writing in order to be enforceable.

You have not taken issue with our assertion that such matters were not dealt with in the Notice of Decision for the Subdivision, issued June 29, 2004, of the City of Kingston, setting out the Conditions of Draft Approval of the Subdivision. As such, our client would have been without appeal rights with respect to any obligation to convey the lands to the School Board.

Therefore even in light of your letter, our client remains steadfast in its position that it does not, and has never, had an obligation to reserve Block 113, or any other lands in the Subdivision, for conveyance to the Limestone District School Board for use as a school site, or any other purpose. Neither the Draft Plan Conditions, nor the Subdivision Agreement contains any obligation to do so.

We note your assertion that some school boards take the position that 10 years is a reasonable time for decisions to be made. However, even your letter notes that such rights are found in "agreements with local developers". Those agreements to which you refer are in fact the subdivision agreements, and the provisions setting out the time frame do not exist in the instant case. Therefore, in the absence of an obligation, or any applicable provision regarding time limits, any reasonable time allocated for the School Board to exercise any rights that may have existed has now passed, that such right has expired, given the over 7 years since the Notice of Decision.

**Michael S. Polowin**  
Direct 613-786-0158  
Direct Fax 613-788-3485  
michael.polowin@gowlings.com

# gowlings

Therefore, as we previously indicated, we have advised our client that it is free to restart development proposals for Block 113 which have been on file with the City of Kingston for some time. Our client has done so.

We trust that this matter is now at an end.

Yours very truly,



Michael S. Polowin

cc: Roger Richard, Superintendent of Business Services  
Wayne Toms, Manager of ITS and Planning  
Grant Bain, City of Kingston  
Marnie Venditti, City of Kingston  
Barry Smith  
Margo Watson

OTT\_LAW\2977303\1

Concern 1380 Crossfield Ave - Kristine Parker

From: Kristine []  
Sent: Sunday, November 06, 2011 7:42 AM  
To: Budd, Jason  
Subject: Concern 1380 Crossfield Ave

Hi Jason

I received the map of the above noted address.

I have a few concerns, the map does not indicate the building lots of the proposed cul-de-sac.

I live at 1166 Halifax Dr. The lot at 1170 Halifax Dr does not have any services roughed in. Will this be an access path or road to the future park that is north of the proposed development?  
The only current access is by 1378 Atkinson and from my conversation with you there is to be an access path from the new proposed cul-de-sac. This means the approximate 20 children living on Halifax Dr have to walk further to the park and in case of an emergency further to get home.

I would appreciate notification of the public meeting and would hope that at the public meeting a more detailed map outlining the lots and park access road is provided.

Thank you

Kristine Parker  
1166 Halifax Dr

Sent from my iPad

To,

November 14<sup>th</sup> 2011

Mr. Grant C. Bain

Director, City of Kingston,

216 Ontario Street,

Kingston, Ontario Canada, K7L 2Z3

**RECEIVED**

NOV 17 2011

PLANNING & DEVELOPMENT  
DEPARTMENT  
CITY OF KINGSTON

**Reference: City File No-D12-030-2007, Request for a school**

Dear Mr. Bain,

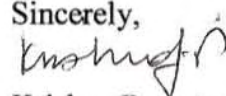
This letter is with regards to the proposed draft plan of the property located on block 113 on registered plan 13M-68, 1380 Crossfield Avenue.

When we had purchased our houses we were verbally informed by our respective builder as well as our real estate agents that the property was owned by the Limestone district school board and there was a plan of building a school in the coming years to support the growing children population and the very quickly expanding new subdivision. This was definitely one of the main criteria for of us who have bought houses in that area. I am sure that this was one of the criteria for most other residents with children who have bought houses in the subdivision.

At the time of preparing the community plan I think that it is very important that you should have seeked the input of the residents who have bought houses during the last 5 years or more in the subdivision. Most of us are very positive that there is a definite need for school facilities and support services for growing children population in the subdivision. This is very important as we believe that the existing and proposed school facilities in Kingston, especially this subdivision, are just not enough. Creating 35 new houses does not relate to, or justifies the support that is needed for the number of children that are currently living in the subdivision, or for the growth that is expected in the coming years in the 'Cataraqui North Subdivision' existing or proposed community facilities in the area.

We as residents of the subdivision kindly request you to reconsider your decision and propose to build a school which is more relevant to the current and growing needs of the community.

Thanking you,

Sincerely,  
 (for both of us)  
Krishna Parvataneni & Jaya Sirisha Surapaneni

1385 Atkinson Street, Kingston, ON, K7P0C4

**From:** [Amini,Jannette](#)  
**To:** [Amini,Jannette](#)  
**Subject:** FW: File # D14-179-2010  
**Date:** Thursday, November 24, 2011 2:23:20 PM

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**From:** S. hutchison [mailto:]  
**Sent:** Wednesday, November 16, 2011 4:36 PM  
**To:** Fraser,Karen  
**Subject:** File # D14-179-2010

Ms Fraser;

Once again I find myself addressing my comments to you with regard to property 2395 - 2437 Princess Street, Kingston owned by Peter Splinter Family Holdings.

Over the past few years I have received numerous letters from the City of Kingston's Planning & Development Department and each time it has been a request for a Zoning By-law Amendment for the above mentioned property. In my opinion all this should have been discussed and agreed upon before any development of the property began. This time the request is to permit the expansion of a mixed commercial/residential development. If I'm not mistaken the last number of requests were also to do with expansions. This project just keeps getting larger and what was once described as a nice addition to the community is going to result in highrises and utter chaos for the entire area.

I am a home owner who resides across from this site and am very concerned, I am well aware of how difficult and at times how impossible it is to get turned either onto or off of Davis Drive (the entrance closest to Princess Street). I witnessed first hand a bad accident, a car was hit while turning from Centennial onto Davis. Luckily no one was badly injured, hopefully it will not take a death for the city to realize that there is a definite problem with traffic flow in this area. Splinter Holdings proposal to expand is only going to add further vehicular bottle-necking. People are becoming frustrated and taking chances while pulling out into traffic, people have driven over the neighbours lawn off of Davis onto Centennial to make a right hand turn. Vehicles turning left from Davis onto Centennial are blocking the view of people pulling up beside them to make a right turn. The list of traffic infractions due to people's impatience is horrendous but what can they do the traffic flow is never-ending and in order to either turn in or get out... drivers have to be aggressive!

Take a drive through the parking lot of the above mentioned address, it is like navigating through a maze. At the moment there is only Tim Horton's and Shoppers Drug Mart bringing in most of the traffic to this site and it is already too congested and uncontrolled, what do you think will happen once the new buildings are occupied? I'm not a city designer or engineer but I can safely say without a doubt that all the new development is only going to make an already bad situation worse. There are only two entrances/exits from this location and it is not enough to handle all the traffic. I would like to know how the city is going to handle it.

You should also be aware of the difficulty that pedestrians have in crossing Centennial, again they wait only for so long and then take a chance and try to run across. Again, one of these days someone is going to be killed and the city's negligence in the design of this area is going to be blamed. This issue has been brought to the city's attention before and nothing has changed. Traffic lights that have been installed further down Centennial have had no impact.

Enough is enough...let Splinter Holdings stick with the original plans and go elsewhere to build commercial/residentail highrises....but not in my backyard! So my vote for the zoning amendment file # D14-179-2010 is NO....definitely NOT.

Thank you for your consideration.

Good evening,

The King's Landing community noticed a newly erected notice of land use change sign on the city land located at 1380 Crossfield Street that is currently designated for a school. We would like to know why it's hard to find information related to this sign on the City of Kingston web site and/or on the school board web sites?

The King's Landing community desperately needs a new school (public school or separate school or other school). Our children are entitled to a local education in our community. The community does not need another 35 single family homes as is proposed. The land at 1380 Crossfield Street had been designated for a school. The tax payers of the Kings Landing community bought new executive homes at a premium, knowing that land in our community had been set aside for a new school. Without a school we do not have a community for children and family.

Should the land use at 1380 Crossfield Street be changed to anything other than a school then the community will petition the City of Kingston and the Province of Ontario for a rebate on our lot premiums and a rebate on our land transfer fees and a retroactive reduction of our property taxes back to the day of our home purchases. We all bought new executive homes in the Kings Landing neighbourhood on a belief and promise that a school would be built soon in our community. The builders have been selling new executive homes on this notion. It's time to build a new school in the community and stop bussing our children away from home. We want the community we bought into.

It's time for the City of Kingston, the mayor, the councillors, and the boards of education to all start working together and start building new schools in our new communities. The citizens, and tax payers expect more from the City of Kingston than higher taxes, less services, excuses and no new schools. Local community education is a right of every Canadian citizen including children (Canadian Charter of Rights and Freedoms). No excuses please. If you can't build new schools in our new communities then please don't build new communities. It seems that Kingston is run by a developers.

What is the City of Kingston's plan for the land located at 1380 Crossfield Street that is located near Emerald Street and that has been designated for a new school? How will Kingston and it's school boards see to it that a new school gets built on this community land within the next four years? Now is the time to plan for a new school to be built at 1380 Crossfield Street on the land currently designated for education in the King's Landing Community. If not our King's Landing community would like to know when we can all expect to receive our rebates for the high lot premiums, land transfer taxes and our taxes that included new and local community schools. It's time for the City of Kingston and it's various education boards to start working for it's citizens and not the developers. Kingston residents deserve better as do our children.

Please advise us of your plan so that we can plan to either educate our children in our new local community or we make the necessary arrangements to collect our various land and tax rebates with interest.

James Mendham  
King's Landing Community Resident  
400 Emerald Street  
Kingston, Ontario  
K7P 3E3

**From:** [Amini,Jannette](mailto:Amini,Jannette)  
**To:** [Amini,Jannette](mailto:Amini,Jannette)  
**Subject:** FW: 1380 Crossfield Avenue - Draft Plan of Subdivision - file no. D12-030-2007  
**Date:** Wednesday, November 23, 2011 10:05:31 AM

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**From:** James Mendham [mailto:]  
**Sent:** Tuesday, November 22, 2011 5:39 PM  
**To:** Budd,Jason  
**Cc:** Venditti,Marnie; Bain,Grant; Downes,Rick  
**Subject:** RE: 1380 Crossfield Avenue - Draft Plan of Subdivision - file no. D12-030-2007

Thanks Mr. Jason Budd. Four additional questions and to be added to your file:

1. Will the details of this meeting and all related documentation be made available to the public via the City of Kingston website? If so would you please provide the location and link. Given the severity of loosing school land to a developer this should already be posted and printed.
2. When will the details of this meeting and related documents be published/printed in our local news papers to ensure the entire Kingston community is aware of the land change proposal to not build a new community school, and to advertise the Dec. 1st meeting and options to attend or provide written submissions (i.e. News Papers such as: EMC Kingston Community Newspaper, The Whig Standard, Kingston This Week, etc.)?
3. Have all Kingston and area school boards been made aware there is designated school land in our community that the public school board has decided to return to developer and/or City of Kingston? If so, I'd like to see that both the notification and responses be made available on the City of Kingston web site and at the scheduled meeting on December 1st and any subsequence meetings. We all know that developers always provide land to the school board that is the least likely to be in a situation to build on land designated for a new community school.
4. Should this planning report and land use change be approved, how will the City of Kingston compensate all home owners in the King's Landing Community? i.e. lump sum payments and tax rebates, etc. The fact we are discussing this issue of not building a new community school on land designated for a school has deprecated our property values and may soon involve class action litigation.

Thanks again for you time.

James Mendham  
King's Landing Community Resident, Property Owner & Tax-payer  
400 Emerald Street  
Kingston, Ontario  
K7P 3E3

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Subject: 1380 Crossfield Avenue - Draft Plan of Subdivision - file no. D12-030-2007  
Date: Tue, 22 Nov 2011 15:12:57 -0500  
From: [jbudd@cityofkingston.ca](mailto:jbudd@cityofkingston.ca)  
To: [jamesmendham@hotmail.com](mailto:jamesmendham@hotmail.com)  
CC: [MVenditti@cityofkingston.ca](mailto:MVenditti@cityofkingston.ca); [gbain@cityofkingston.ca](mailto:gbain@cityofkingston.ca)

Dear Mr. Mendham,

I am writing to acknowledge receipt of your e-mail correspondence dated November 21, 2011. Your e-mail has been included in the file and has been forwarded to the City's Clerks Department to be included as an addendum to the Public Meeting Report. The public meeting report provides a brief overview of existing conditions and the proposed development. It does not include a recommendation from staff. A comprehensive planning report will be presented to Planning Committee, with a recommendation, at a future Planning Committee Meeting.

**From:** [Amini, Jannette](mailto:Amini.Jannette)  
**To:** [Amini, Jannette](mailto:Amini.Jannette)  
**Subject:** FW: 1380 Crossfield Avenue - Draft Plan of Subdivision - file no. D12-030-2007  
**Date:** Wednesday, November 23, 2011 1:33:47 PM

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**From:** James Mendham [mailto:]  
**Sent:** Wednesday, November 23, 2011 12:33 PM  
**To:** Budd, Jason  
**Cc:** [kcoughlar@theheritageemc.ca](mailto:kcoughlar@theheritageemc.ca)  
**Subject:** RE: 1380 Crossfield Avenue - Draft Plan of Subdivision - file no. D12-030-2007

Thank you Mr. Jason Budd.

I'd like to see Question 3 and Question 4 addressed before the Dec. 1st meeting.

It's also very concerning that land zoned for a school would not be optioned to the other school boards should one board of education not be in a position to build a new school.

I've also copied our local Community paper (The Heritage EMC - Kingston) as this issue deserves coverage in our community paper given the severity of the proposed land use change.

Sincerely,

James Mendham  
King's Landing Community Resident, Property Owner & Tax-payer  
400 Emerald Street  
Kingston, Ontario  
K7P 3E3

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Subject: RE: 1380 Crossfield Avenue - Draft Plan of Subdivision - file no. D12-030-2007  
Date: Wed, 23 Nov 2011 09:28:10 -0500  
From: [jbudd@cityofkingston.ca](mailto:jbudd@cityofkingston.ca)  
To: [jamesmendham@hotmail.com](mailto:jamesmendham@hotmail.com)  
CC: [MVenditti@cityofkingston.ca](mailto:MVenditti@cityofkingston.ca); [gbain@cityofkingston.ca](mailto:gbain@cityofkingston.ca)

Dear Mr. Mendham,

I am writing to acknowledge receipt of your e-mail. The correspondence has been included in the file and forwarded to the City's Clerks Department to be included as an addendum to the public meeting report.

The Planning and Development Department utilizes the following notification process, pursuant to the Planning Act, for development applications (excluding Consent and Minor Variance):

A sign posted on the subject property;

A Complete Application Notice and Public Meeting Notice to all residents within 120 metres of the subject property; and

A courtesy notice published in the Whig Standard.

The public meeting report will be available for download from the City's website this Friday. I have provided a link to the website for your use.

<http://www.cityofkingston.ca/cityhall/index.asp>

As stated in my previous correspondence, the file (file no. D12-030-2007) can be reviewed at the

**From:** [Amini,Jannette](#)  
**To:** [Amini,Jannette](#)  
**Subject:** FW: Public meeting: 1380 Crossfield avenue - D12-030-2007  
**Date:** Tuesday, November 22, 2011 2:28:53 PM

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**From:** aliya samiullah [mailto:]  
**Sent:** Tuesday, November 22, 2011 1:14 PM  
**To:** Budd,Jason  
**Subject:** Public meeting; 1380 Crossfield avenue

Mr.Budd, Senior Planner,  
planning and Development department,  
City of Kingston,

I have received this notice of Public meeting regarding city file number D12-030-2007.I need to inform you that we are against this change ,reasons being; when we bought this house,we were told that a school is going to be built on this property.Having said that,I would like to say that a lot of new construction is going on in this area and it has already been overcrowded so we need more of an open and green space. Although a few small parks are here but there is no playground in this area. Most of the teenagers play basket ball on the driveways and they have to go to the Bayridge area to play tennis. As you know physical activity is absolutely essential for the good physical as well as mental health of our youth, so i would suggest that a playground with basket ball court and tennis court should be built here.That would be absolutely great. I hope most of the residents of this area and city of Kingston would like and support this suggestion.

Thank you,

Samiullah Khan  
Aliya Samiullah

1142 Halifax dr.  
k7p0c5.

Mr. Grant Bain  
Director, Planning and Development  
City of Kingston  
216 Ontario Street  
Kingston, ON  
K7L 2Z3

Subject: ReZone and Development of Pt. Lot 17, Concession 1, 1264  
Channelview Road  
File Number: D14-222-2111

Dear Sir:

I have been an original resident of Whitmount Estates since it's first development stage and am pleased to endorse this proposal to rezone and develop this property. Whitmount Estates has been beautifully developed with 50 or more estate residential homes. The pride in ownership is evident as all residents endeavour to maintain their properties to the highest standards. This proposal will ensure that the last remaining undeveloped property in Whitmount Estates will be developed to these excellent standards.

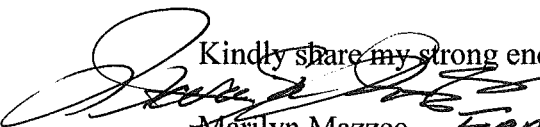
We live adjacent west to the private park , 2 lots west of the property, and have been assured by the applicant that all conditions imposed by the CRCA will be accepted guaranteeing that the future of the park will not be compromised.

The subject property has been vacant and left in a state of overgrowth and disrepair that has had a negative impact , in terms of appearance and possibly property values, on the adjacent properties. and , more importantly, to Whitmount Estates Subdivision. The property has not only endured neglect but was a site for a derelict dwelling/trailor that attracted vandalism and annoying weekend shoreline parties.

I, as a long time property owner, in close proximity to the subject property, take a great deal of pride in ownership in Whitmore Estates and have been personally assured by Dr. David Craig that every effort will be made to develop this property in the highest standards of Whitmount Estates.

Many of my neighbours favour this proposal and believe that it will greatly enhance the appearance of the property and, more importantly, Whitmount Estates.

Kindly share my strong endorsement of this reasonable and practical proposal.

  
Marilyn Mazzeo  
1278 Channelview Road  
Kingston, ON  
K7L 4V1

*FRANK MAZZEO*

DEPARTMENT OF  
THE CITY CLERK

NOV 23 2011

RECEIVED

**From:** [Amini.Jannette](mailto:Amini.Jannette)  
**To:** [Amini.Jannette](mailto:Amini.Jannette)  
**Subject:** FW: Proposed development of 1380 Crossfield Avenue into a subdivision of 35 single homes.  
**Date:** Thursday, November 24, 2011 9:15:07 AM

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**From:** Carl [mailto:]  
**Sent:** Wednesday, November 23, 2011 5:45 PM  
**To:**  
**Cc:**  
**Subject:** Proposed development of 1380 Crossfield Avenue into a subdivision of 35 single homes.

STAKEHOLDER INFORMATION FOR PROPOSED DEVELOPMENT OF 1380 CROSSFIELD AVENUE  
KINGSTON, ONTARIO

Helen Chadwick, Chair, Limestone District School Board (Limestone DSB)  
[chadwick@limestone.on.ca](mailto:chadwick@limestone.on.ca) 613-549-4238

Jason Budd, Senior Planner City of Kingston Planning and Development Department  
[jbudd@cityofkingston.ca](mailto:jbudd@cityofkingston.ca) 613-546-4291

Doug Haight, General Mgr, Taggart Construction Kingston/Barry Smith, Tamarack Corporation  
Kingston [dhaight@taggartconstruction.com](mailto:dhaight@taggartconstruction.com) [bsmith@taggartconstruction.com](mailto:bsmith@taggartconstruction.com) 613-389-7550

Rick Downes Councillor for Cataraqui District #7 [rdownes@cityofkingston.ca](mailto:rdownes@cityofkingston.ca) 613-766-6920

Residents within 120 metres of proposed development at 1380 Crossfield Avenue (by hand delivery)

References: A. Email from Mr Roger Richard, Limestone District School Board dated 14 Nov 11

B. Public Notice of a Complete Application (City of Kingston) dated 24 Oct 11

C. Notice of a Public Meeting (City of Kingston) dated 10 Nov 11

Dear Stakeholders,

Please forgive my addressing all of you in a single email. However, I feel it is the best medium to simultaneously inform everyone involved of my concerns, opinions and questions in this matter. I will address each stakeholder individually.

Dear Ms Chadwick...Thank you for the prompt response (ref A) to my query. Your response indicated that as of Nov 14<sup>th</sup> the Limestone District School Board HAD NOT released its option on the 1380 Crossfield Avenue site in Cataraqui North.

As you are no doubt aware, the Crossfield property is central to an area that has been under residential development for a number of years and will continue to be developed for the foreseeable future. This means large numbers of young families with elementary school age children have moved into the area and will continue to do so. Currently, school buses pick these children up and deliver them to schools some distance from their homes.

As well as enabling our children to go school where they live, a future Limestone DSB school on this site would greatly alleviate pressures on elementary schools west of Gardiners Road and South of Princess Street.

As an added bonus, this site is bordered by city park property to the north and to the east, making it ideally suitable for elementary schoolchildren's activities.

Dear Mr Budd,

Thank you for the information that you provided when I spoke to you in late October. I mentioned at the time that I would include you in correspondence that I engaged in pertaining to this subject.

Please consider this email as a written submission of interest in the subject. I believe this entitles me (or a public body that I belong to) to appeal a decision on the subject by the City of Kingston to the Ontario Municipal Board.

Dear Messrs. Haight and Smith,

I am under the impression that Taggart Construction and Tamarack Corporation are one and the same entity, headquartered in Ottawa. If indeed I should be addressing this concern to someone in Ottawa, please be kind enough to supply me the proper name and address. (preferably an email address)

As you know, one of the selling features of the homes sold by the different builders surrounding the subject property was that the Limestone DSB had an option on the property. For my family, and for many others I have spoken to, that was a critical factor on the decision to purchase.

Obviously, if the Limestone DSB releases its option on the property, Taggart/Tamarack has a legal right to build on the property. However, I question the need for so much speed in having a By-Law for development approved.

For example, the promulgation of the Public Notice of a Complete Application (Ref B), the Notice of a Public Meeting (ref C) and the planned execution of this meeting on December 1<sup>st</sup> by the Planning Committee, will all have been completed in little more than a month! What is the rush?

Realistically there should be no rush because generally, the current state of the economy is not conducive to development and particularly because the Limestone DSB has not released their option on the site. Hopefully City Council will not be in the same rush to make a decision after getting the Planning Committee Report.

Dear Mr Downes,

As you are the councillor for our ward, I would be interested in knowing what your opinion of the subject development is versus using the property for a much needed elementary school in the future.

As well, could you clarify why the City of Kingston Planning Commission is seemingly rushing through an application to develop this property? (see my comments to Messrs Haight and Smith)

Lastly, it is very difficult for residents of the Crossfield area to attend City Hall for this meeting for a number of reasons. First, it is being held at supper hour on a work day. Second, it involves a drive of 20 kilometres return, through heavy evening traffic from the Crossfield area. Third, parking in the vicinity of city hall is scarce at the best of times. Some sceptics in the our area have questioned whether the date, place and time of the meeting was intentionally set to preclude large numbers of residents from attending.

Could this meeting not be held at the Invista Centre later in December to allow more residents of the area to attend? The City has used this venue in the past for meetings concerning City business.

Dear residents of the area (to be delivered by hand)

It is in our interest to keep informed on the development of the subject property. If it proceeds, it will mean 200+ more people in our area, 50+ more vehicles and our children will continue to be bussed to distant schools indefinitely.

Please email and/or phone the stakeholders listed and let them know your feelings on the subject. If you wish a copy of any responses I get from the stakeholders, please provide me with your email address. I would appreciate knowing how many of you will attend the December 1<sup>st</sup> meeting.

Regards,

Carl R Keenan

1146 Halifax Drive , Kingston, Ontario, K7P 0C5

**From:** [Amini,Jannette](mailto:Amini.Jannette)  
**To:** [Amini,Jannette](mailto:Amini.Jannette)  
**Subject:** FW: D12-030-2007 Proposed Zoning Amendment  
**Date:** Thursday, November 24, 2011 12:17:33 PM

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-----Original Message-----

From: Suzanne Beaulieu - Homes & Land Magazine [mailto:]  
Sent: Thursday, November 24, 2011 10:18 AM  
To: Budd,Jason  
Subject: Fw: D12-030-2007 Proposed Zoning Amendment

Suzanne Beaulieu November 23, 2011  
1365 Atkinson Street  
Kingston

re: Proposed Zoning By-Law Amendment, D12-030-2007.  
jbudd@cityofkingston.ca

Dear Sir,

We are in opposition to the proposed Zoning By-Law Amendment, D12-030-2007.

The primary reasons for the purchase of our property was to back on to a "non residential" area, and to be near a school so that bussing of young students would not be necessary. We believe, with the elimination of the school and the addition of 35 units, the anticipated value of the properties in the area will be decreased. There is also the uncertainty of the style and value of homes that will actually be built.

We anticipate the addition of 35 families would increase vehicular traffic in the area, increasing the chances of accidents on an already poorly designed and over crowded Crossfield Street. Of particular interest is the area surrounding the row houses, where vehicles are constantly parking on the street despite signage. There are many young family's in the area, and it is already a dangerous area to drive through, without the addition of more homes. Keep in mind there is already a large development still in progress, which will continue to add to the already high traffic volume.

We would definitely relocate if this amendment is passed.

For your consideration,

Suzanne Beaulieu  
Ken Gervais

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The message was checked by ESET NOD32 Antivirus.

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