



**City of Kingston
Planning Committee Meeting Number 09-2016
Addendum
Thursday April 21, 2016
6:30 p.m., Council Chamber, City Hall**

Delegations

- a) Mr. T. Soper, will be present to speak to the Planning Committee regarding density and bonusing.

Correspondence

- a) Correspondence received from F. Dixon, dated April 19, 2016 regarding the Pending and Committed Residential Development Supply Update to December 2015 Report.

Schedule Pages 1 - 2

Blumenberg, Catalina

Subject: FW: Mayor + Planning Committee + selected senior City staff (+Clerks): FWD: Official Correspondence: Planning Committee April 21: Pending and Committed Residential Development Supply Update to December 2015, Report PC-16-031

From: frank dixon [REDACTED]
Sent: Tuesday, April 19, 2016 6:43 PM
To: frank dixon; Paterson, Bryan; Schell, Elizabeth; Neill, Jim; Allen, Richard; McLaren, Jeff; Osanic, Lisa; Turner, Laura; Hunt, Gerard; Hurdle, Lanie; Beach, Cynthia; Leger, Denis; Kennedy, Desiree; Nicholson, Susan; Agnew, Paige; Newman, Greg; Venditti, Marnie; Bolognone, John; Blumenberg, Catalina
Subject: Mayor + Planning Committee + selected senior City staff (+Clerks): FWD: Official Correspondence: Planning Committee April 21: Pending and Committed Residential Development Supply Update to December 2015, Report PC-16-031

Hello everyone,

I hope you are doing well.

Forwarding this to you.

Note to Clerks: Please use this REVISED and EXPANDED version as the OFFICIAL version, in place of the one I originally sent. I have added an important paragraph near the end. Sorry for the confusion. Thanks. FED.

Cheers,
Frank Dixon

From: frank dixon [REDACTED]
Sent: April 19, 2016 10:32 PM
To: frank dixon; jbolognone@cityofkingston.ca; cblumenberg@cityofkingston.ca
Subject: Official Correspondence: Planning Committee April 21: Pending and Committed Residential Development Supply Update to December 2015, Report PC-16-031

Tuesday, April 19, 2016.

To: John Bolognone, Clerk, City of Kingston
To: Catalina Blumenberg, Committee Clerk, Planning Committee

From: Frank Dixon, Williamsville resident

Ref: Official Correspondence: Planning Committee April 21: Pending and Committed Residential Development Supply Update to December 2015, Report PC-16-031

Hello John and Catalina,

I hope you are both doing well.

This letter is Official Correspondence for the above file. Please confirm at your earliest convenience. In view of the shortness of time before this meeting, I will be sending this letter directly to Planning Committee Councillors, to the Mayor, and to selected senior City of Kingston staff members.

This is a valuable Report, and I thank City staff for their work on it.

I have one major question, stated in two parts -- A) and B) -- which I believe is very important:

Queen's University opened two new student residences on campus last fall, with about 500 new beds available to first-year students. Next September, just over four months from now, virtually all of those students will have to move off campus and into accommodations in Kingston. One large project, the University Suites North Tower, was originally slated to open in September 2016, having been approved in 2014 by both the Planning Committee and City Council. It sold out and was scheduled to be market-ready for potential tenants from this group of new first-year students, as well as others. But, this project has not had construction start, since it is held up in an Ontario Municipal Board Hearing, which is scheduled for early May, a couple of weeks from now. Even in a best-case scenario, a (possibly) revised University Suites North Tower project could only see its construction start about four to five months from now, according to information presented last night at the Williamsville Community Association's Annual General Meeting (at which City of Kingston Head Policy Planner Greg Newman presented).

A) Will Kingston be facing a housing crisis, due to shortage of accommodation in the city for these 500 new students who will be coming onto the rental market? The Report does not address this situation in sufficient detail for me to determine the answer.

B) Have the City Planning Department, and the local development community, assessed this situation in an up-to-date manner? The Report only covers the situation to December 2015, five months ago. If so, what is the assessment?

I will close with a suggestion. The structure at 7 Wright Crescent, owned by the City, and vacant for a couple of years now, is slated to be demolished to make way for a new housing complex, which would include an affordable housing component. But work at this site has not yet begun. Could this building serve as an emergency resource for the potential housing shortage for post-secondary students in Kingston, until new suitable housing comes onto the market?

Thank you very much for your time and consideration.

Respectfully submitted,
Frank Dixon
Williamsville resident