

From: [REDACTED]
To: [Allen, Richard](#); [George, Kevin](#); [Osanic, Lisa](#); [Turner, Laura](#); [Schell, Elizabeth](#); [Candon, Adam](#); [Holland, Mary Rita](#); [McLaren, Jeff](#); [Neill, Jim](#); [Stroud, Peter](#); [Hutchison, Rob](#); [Boehme, Ryan N.](#)
Cc: [Hurdle, Lanie](#); [Agnew, Paige](#); [Adams, Alex](#)
Subject: ~1,865 Units/Hectare; 117 Bedrooms Without Windows; Overdevelopment?? | City File Number B35-005-2016
Date: Thursday, 06 October, 2016 3:23:59 PM

Dear Members of Panning Committee and City Councillors,

I am writing you today to express my opposition of the application under City File Number B35-005-2016.

While there are a number of reasons for my opposition towards the application/proposed development this email will address three primary issues: surface parking at 576-600 Princess Street and 465 Albert Street, the over development of the site, and the lack of bedrooms with windows.

As I am sure you are aware, the city passed a zoning by-law amendment "to permit surface parking lots in the (C4) Williamsville Main Street Commercial Zone **as a temporary use for a period of three years** [emphasis added]." However, the proposed parking lot located at 576-600 Princess Street and 465 Albert Street is anything but temporary; being proposed to permit a change in zoning which would see the lands used as a private surface parking lot as a permanent primary use of the property. Furthermore, consideration should be made to the highest and best land use; as a parcel of land located along the Williamsville Main Street Commercial Zone, use of these lands as a parking lot would hardly seem to be the highest and best use.

With respect to overdevelopment, I would request that the site statistics (specifically the site located at 577 – 601 Princess Street, estimated at ~2,445 square meters) without the amalgamation of various lands be provided to calculate setbacks, lot density, additional site statistics, and to provide additional feedback. I would also like to ask staff to provide examples of where in municipalities of similar size to the City of Kingston located anywhere in the world have permitted **a development of ~1,865 units/hectare**. To put it into perspective, a quick Google search revealed that the **highest residential building in Toronto (Aura at College Park) at 78 storeys located at 382 Young Street has density of 1,438 units/hectare** (Source: <http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-51231.pdf>; <http://www.collegeparkcondos.com/>).

Of the 610 proposed bedrooms, 117 or 19.18% would be without an exterior window. Forcing 117 occupants to live in bedrooms without windows represents a real concern with respect to the quality of the living space being offered. I would ask you as an individual, would you wish to live in a bedroom without a real window or similarly would you ask your children to live inside a dark box without fresh air? The development of buildings featuring bedrooms without exterior windows marketed as living space is hardly common practice and is another indication of overdevelopment. Simply put, if a developer is not able to provide exterior bedroom windows, then too many bedrooms are proposed and the site is overdeveloped.

In closing, the parking lot use of the lands located at 576-600 Princess Street and 465 Albert Street, site over development, and the lack of bedroom windows represent material issues to the application as currently presented. I regret that I am currently out of the country and have been unable address all of my concerns in this email and unable to speak to this application in person at tonight's meeting. With that being said, I do plan on making additional submissions at a later date and wish you thank you for taking the time to read this email; I respectfully urge you to vote against this proposal.

Sincerely,

Jay Patry
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