

**From:** [Amini,Jannette](#)  
**To:** [Amini,Jannette](#)  
**Subject:** FW: 148 Nelson proposed zoning by-law amendment  
**Date:** Thursday, January 05, 2012 12:57:08 PM

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

From: Gillian Ward [mailto:]  
Sent: Wed 1/4/2012 4:59 PM  
To: Budd,Jason  
Cc: Peter Kostogiannis  
Subject: 148 Nelson proposed zoning by-law amendment

Good afternoon,

Peter Kostogiannis of George Alexander Realty - owner of the property at 484 Victoria Street - has asked me to respond on his behalf to say that he has no objection to this proposed zoning by-law amendment and that he is supportive of this application.

Please note our new email addresses and change your contact data accordingly  
Gillian Ward  
Marketing & Research Co-ordinator

DTZ Barnicke  
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**From:** [Amini.Jannette](mailto:Amini.Jannette)  
**To:** [Amini.Jannette](mailto:Amini.Jannette)  
**Subject:** FW: Zoning By-Law Amendment - D14-225-2011  
**Date:** Wednesday, January 04, 2012 9:43:57 AM

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From: jim lancastle [mailto:]  
Sent: Tuesday, January 03, 2012 3:14 PM  
To: Fraser,Karen  
Cc: jim.lancastle  
Subject: Zoning By-Law Amendment - D14-225-2011

Hello Karen,

In response to the application to re zone to permit a multi sport recreational facility.

We have several concerns which we feel should be addressed in writing prior to approval of the rezoning of the 4.5 hectare property.

One of our primary concerns is the potential for elevated noise levels as a result of the equipment required to keep the dome inflated. I note on the drawing that the mechanical room is on the west side of the structure. Are the applicants able to provide evidence that the decibel level from the mechanical room would not create an unacceptable level of noise. We are already adjacent the loud highway, and subject to constant golf course machinery traffic noise while they are using the city road (Genge Road), in addition to the sounds of clientele cursing and swearing from the green or tee across the road. Will there also be a constant shuttle of golf course vehicles travelling from the dome to the clubhouse using the city road ?????

Another concern is the potential for use of the dome in concert with the liquor licence issued to the present golf course operator. I would expect that with a sports dome apparently directed toward use by children, that there would be no licensed premises involved.

Will there be a buffer to protect children using the facility from being exposed to the fine behaviour of some golf course clientele..... this would include some fine examples we have witnessed including public urination, intoxication, swearing, vomiting, club throwing, nudity, and drug use.

I note in the drawing provided the planning dept that the parking lot seems to immediately face the driving range ..... I would hope some protection would be provided for the vehicles of the clientele..... and at least more than the next to useless catch fence erected in front of our house which has a chain link mesh with openings larger than a golf ball.....and yes, they go right through the mesh.

One more point on the location..... there exists a fairly sharp curve on Westbrook Road beside the proposed location of the dome. Over the years, we have seen at least 3 or 4 vehicles run off the road at that point and roll well into the now empty field ..... there may be a need for protective guardrail on the outside of that curve.

Finally, we find it most appalling and disturbing that this corporation seems willing to make huge expenditures on a sports dome, while they have for years ignored the current situation with their nearest neighbour which should have been resolved by movement of one green and installation of a berm and fence similar to next door when the golf course was expanded from 18 to 36 holes many years ago. The constant summer issue of golf balls bouncing off our roof, broken windows, golfer trespassing, foul and sometimes threatening language and lewd behaviour and extreme potential for personal injury increases year by year, moving us ever closer to following through on litigation to protect our person and property. So much for the integrity of the word and assurances of the persons controlling this corporation.

Jim and Dianna Lancaster  
3638 Genge Road  
Kingston ON K7P 2Z9

Please provide a confirmation of receipt of this submission.

**From:** [Amini,Jannette](#)  
**To:** [Amini,Jannette](#)  
**Subject:** FW: City File No: D14-224-2011  
**Date:** Wednesday, January 11, 2012 9:12:27 AM

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

From: Marilyn Freeman [mailto:]  
Sent: Monday, January 09, 2012 4:14 PM  
To: Budd,Jason  
Subject: City File No: D14-224-2011

Re: Proposed Zoning By-Law Amendment  
148 Nelson St.  
File No: D14-224-2011

I live at 483 Victoria St. My property backs onto and is kitty-corner to 148 Nelson St. I am opposed to the construction of a second dwelling unit on this site.

The neighbourhood of Williamsville presently has a mix of homeowners, permanent renters and transient renters (Queen's students). Williamsville is tenuously holding on to this balance but has reached, in my opinion, the tipping point. The creation of another what is essentially a student rooming house in this neighbourhood is not in the interest of maintaining a healthy mix and pleasant quality of life.

In the 5 years I've been living at my present address, I've watched more and more single family homes turn into student rentals. This has not been enjoyable. Student rentals on Nelson St. have interrupted my sleep every weekend with loud music, drunken parties and fireworks at 3 a.m. During the past fall the renters at 148 Nelson lit a bonfire in the backyard causing all the bedrooms on Victoria St. to be filled with smoke!

By-Law 8499 designates this property residential, one and two family 'A' zone. Don't exacerbate an existing problem by allowing this construction.

Sincerely,  
Marilyn Freeman  
483 Victoria St.