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**** MEDIA RELEASE ****

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History and Intensification Can Coexist in Kingston:

Local Planning Appeal Tribunal to Hear for the Second Time Arguments Against Towers Proposed by Homestead Land Holdings Ltd. in North Block, Kingston

Kingston— In a five-year saga over the character of Kingston’s historic downtown, some have created an artificial argument that pits maintaining a historic area against desired intensification. In fact, the Frontenac Heritage Foundation has shown the two outcomes can coexist beautifully.

Ken Greenberg, urban designer, city building advocate and author who received the Order of Canada in 2020 says: “Kingston has done a remarkable job of preserving its built heritage and in so doing produced an admirable quality of life. Of course, things evolve and building on that legacy by adding more life and activity in your downtown is desirable. But the question is *how*. The proposed tower development puts that success at risk and as my colleague George Baird has conclusively demonstrated is entirely unnecessary. More significantly, you would not be getting two towers in your historic core but a wave of copy-cat developments. Given the current workings of LPAT, the genie would be out of the bottle and it would be impossible to put it back.”

As a recap

To date, two landmark rulings have been made to preserve the unique features of Kingston’s historic core by the Local Planning Appeal Tribunal (‘LPAT’). The first was against the application by IN8 for 223 Princess Street (16 storeys). The most recent of these was issued in August 2019 when a detailed decision denied approval for Homestead Land Holdings Ltd. and the City of Kingston’s development application for 19- and 23-storey towers on Queen St.

At the end of the latter hearing, Chair Valiante considered all the evidence presented, and ruled in favour of the argument presented by a team of expert witnesses retained by the

Frontenac Heritage Foundation when she assessed the impact of the proposed towers on the neighbouring buildings and historic downtown. She dismissed Homestead's appeals.

Developer Homestead Land Holdings Ltd. then argued to the LPAT that the decision should be set aside. In January 2020, the Tribunal ordered a second hearing, which was delayed due to the pandemic. This is now scheduled as a virtual hearing for a total of ten days, to begin March 29, 2021.

At the initial hearing, questions about what development potential was allowed under the existing height limits could not be answered, so the Foundation commissioned George Baird, a founding member of Baird Sampson Neuert Architects, to prepare an alternate scenario to determine to what extent the development desired by Homestead Land Holdings Ltd could be met.

The question

Can 400 rental units, office and commercial space and parking be created while keeping to the vision of Kingston's Official Plan? The answer is, YES, and is demonstrated in a video commissioned by the Foundation that also aptly summarizes the recent history of the debate.

"This wonderful film evocatively demonstrates the importance of Kingston's unique heritage assets and how vital it is that we all work to protect them," said Christine Sypnowich, chair of the Coalition of Kingston Communities and president of the Barriefield Village Association. "Particularly interesting is the disappointing refusal of the developer in question to consider alternative proposals. The people of Kingston owe the Frontenac Heritage Foundation a big vote of thanks for the invaluable work they are doing to fight unsympathetic development in our historic downtown. I hope that they get the support they need and deserve."

Shirley Bailey, president of the Frontenac Heritage Foundation believes that Kingstonians are rightly passionate about their city and adds: "We hope people will take time to [watch this eye-opening video](#) that shows that we can address intensification while maintaining the unique character that makes Kingston a fantastic tourism destination." Here is the link:

https://youtu.be/uB_clujlQeM

The Foundation wishes to thank George Baird, and David Donnelly for their assistance in making this video, and also Kathleen Gutzman for her work on the production.

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