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December 10, 2025

via email

Lindsay Reid,
Senior Planner-Urban Designer, Planning Department
City of Kingston
216 Ontario Street
Kingston, ON K7L2Z3

Re: Proposed Development at 281 Princess St/ Blockbuster/ McDonald's site.

Dear Lindsey:

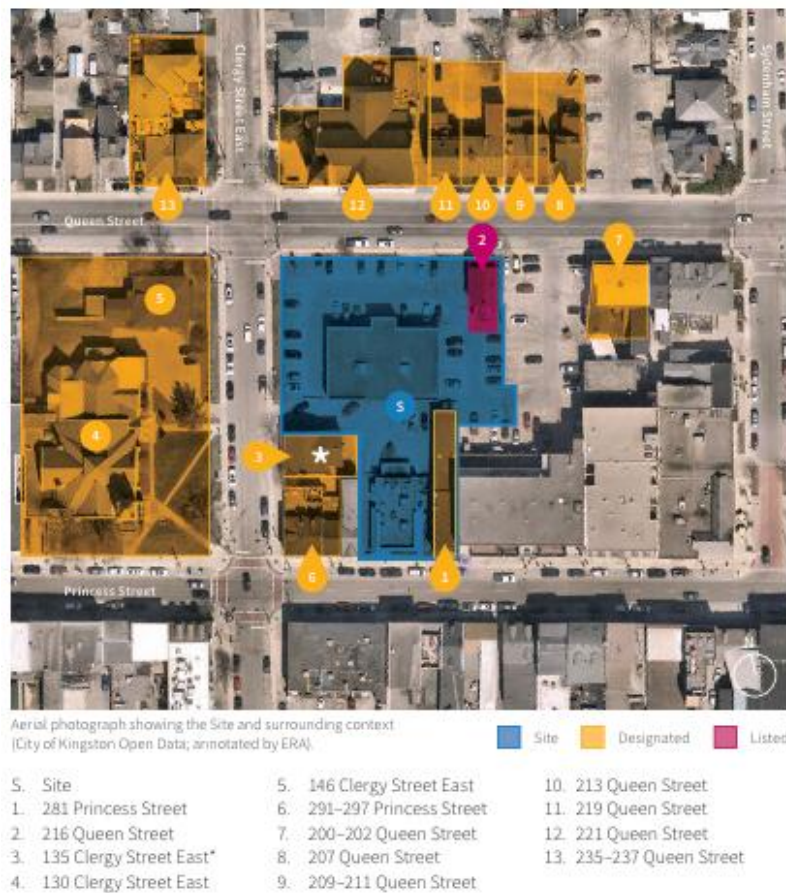
The Frontenac Heritage Foundation (FHF) is a not-for-profit charitable organization dedicated to the preservation of structures and sites of cultural and historical interest across the Kingston region.

The Foundation has concerns about the proposed redevelopment of the site known as 281 Princess Street. This proposed purpose-built, off-campus student residence will have shallow 4-5 storey 'podiums' on Clergy, Princess and Queen Streets, and a 16-storey tower in its northwest quadrant of the property. This property is within two Heritage Character Areas as defined under Section 7.3.D in the current Official Plan: the Princess Street Heritage Character Area and the St Lawrence Ward Heritage Character Area. The proposal is not in keeping with identified characteristics in either area architecturally or in massing. A revised HIS or the peer review to be submitted should note typical area attributes and characteristics that could improve the future streetscape of this important nexus between the downtown, historic Queen Street and the McBurney Park neighbourhood. The current HIS fails on this matter.

The proposed building (4/5- and 16-storey massing) is also adjacent to Part IV designated buildings at 135 Clergy St and 291-297 Princess Street, both of which will be both aesthetically and functionally impacted by the proposal. Significant architectural features of designated buildings across the streets at 130 and 146 Clergy (St Andrews Church (1822) and its manse) and 221 Queen Street (The Sanctuary 1864) are effectively diminished by the massing and the shadow of the proposed 16-storey building. Church spires which have formed landmarks for the neighbourhoods and the downtown for close to 200 years will no longer be visible from various vantage points. Effectively 12 designated buildings on Princess Street, Clergy Street and Queen Street forming a heritage streetscape on three downtown frontages will have their heritage impact reduced by the massing and height of the proposed structure, as well as unsympathetic architectural detailing on the 4-storey sections fronting on the Princess, Clergy and Queen St streetscapes.

While the current OP policies and the Downtown and Harbour Zoning By-law is in effect, it would be preferable to see a lessened height profile in particular as it crowds the NW corner of the site which impacts views of the Sanctuary spire. This is critical as the site, as shown below,

is in the midst of a large number of designated properties and one listed property (original Bailey Broom factory).



While the FHF is concerned about the massing, height and lack of architectural details which would contribute to a more architecturally sympathetic 4-storey wall on all street frontages, we also note that there are significant site plan issues that will need to be addressed such recycling and garbage, loading and unloading areas, mass moving (in and out) issues and functional impacts on existing businesses.

We thank you for this opportunity to give our thoughts on a preliminary basis.

Sincerely,

Original signed by K. Hebert on behalf of the FHF board

Kristine Hebert, President
Frontenac Heritage Foundation

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