

Executive Summary

Context

Kingston, Ontario is renowned for its heritage significance and the presence of top Canadian academic institutions, the Royal Military College of Canada, and two teaching hospitals. This is due to the number of students and staff that relocate to the City and settle in these neighbourhoods. With a growing population, once single-family dwellings are being converted and expanded, creating purpose-built student accommodations that are not considered respectful of the neighbourhood context. This has been an ongoing issue for a number of years, with studies being completed by the City of Kingston to best understand how to deal with future residential intensification. Residential intensification should be managed in a way that respects the neighbourhood context and the needs of the community.

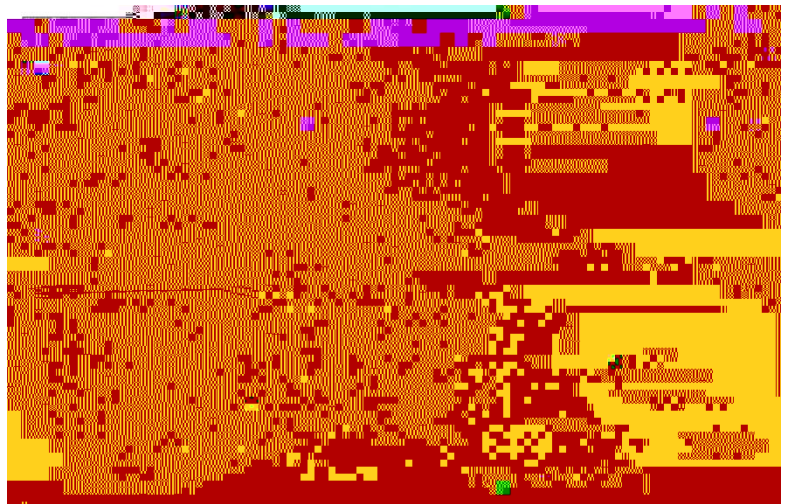
Research Question

This report aims to complement past research endeavours, with the objective of answering:

Where should intensification take place, both in terms of location and proximity to amenities, employment areas, and other attractions?

Three further questions related to the above objective were established, and assisted in shaping the direction and recommendations of this report:

- x Where should intensification take place, both in terms of location and proximity to amenities, employment areas, and other attractions?
- x What forms of intensification should take place with respect to built form, compatibility with surroundings, density, and diversity in terms of people and tenureship?
- x Who are the key stakeholders in the intensification process, and what should their roles and relationships be?



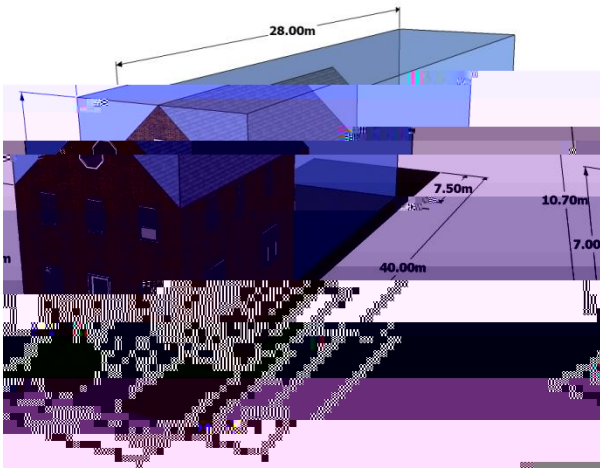
Figure

1: Map of the study area delineated for the report.

such as West Campus, the An Clachan housing complex at Sir John A. Macdonald Boulevard and Norman Rogers Drive, and the Innovation Park campus at Princess and Concession Streets.

Kingston Analysis

In analyzing the current conditions of the housing stock in the near-university neighbourhoods, it was found that decades of unplanned intensification in Kingston affected



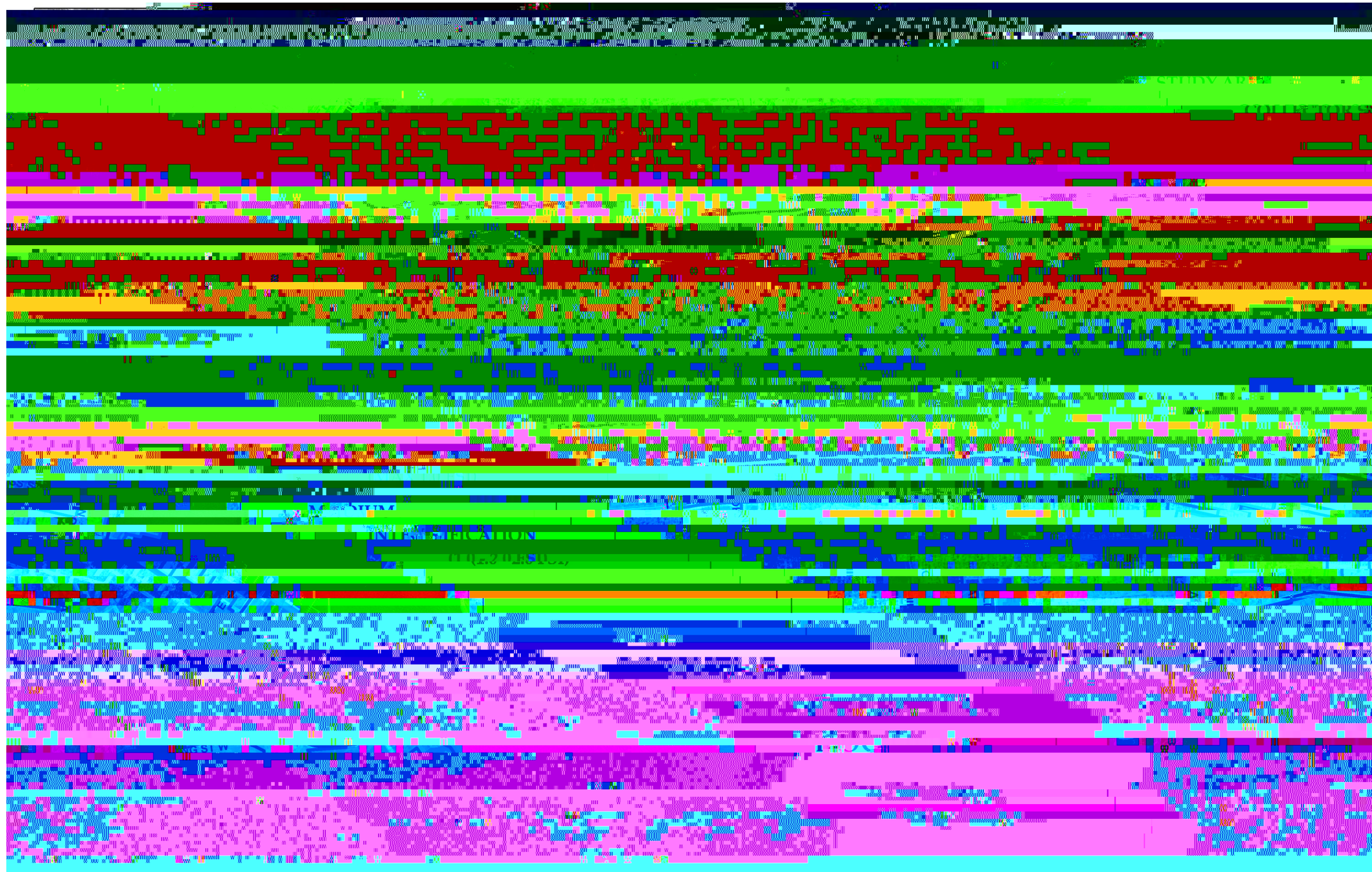


Figure 4: Potential Intensification Locations

Table 1: Summary Implementation Chart showing relationship between each recommendation and targeted stakeholder and expected timeframe

		Recommendation #2: The City should promote intensification in areas with structures approaching the end of their useful lifetimes.							Recommendation #3: Depending on the density and character of the neighbourhood, the City should consider that specific types of built form are more appropriate for certain areas than others.							Recommendation #4: The City of Kingston should strictly regulate new residential construction, additions, and conversions to ensure an appropriate number of bedrooms per unit.							Recommendation #17: The City of Kingston should encourage neighbourhood associations of the near-university neighbourhoods to include homeowners, landlords, renters, students and non-students as members.							Recommendation #18: The City, University and other organizations should use students as creative and innovative resources to solve local planning and non-planning problems.						
4	Primary Target of Recommendation																																			
2	Secondary Target of Recommendation																																			
0	Not Target of Recommendation																																			
City of Kingston	4	4	4	4	4	4	4	4	0	4	4	4	4	0	4	4	0	4	4	0	0	0	4	4	0	0	0	4	4	0	0	0				
Queen's University	0	0	0	0	0	0	0	0	4	4	4	0	0	4	4	4	4	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4				
Developers and Landlords	2	2	2	2	2	2	2	0	0	0	4	4	4	0	0	0	0	4	0	0	0	0	4	0	0	0	0	4	0	0	0	0				
Residents	2	2	2	2	2	2	2	0	0	0	0	4	0	2	0	0	0	4	4	0	4	0	4	4	0	4	0	4	4	0	4	0				
Students	0	0	0	0	0	0	0	2	2	0	0	0	0	2	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0				
Short Term (Less than 2 Years)	0	0	0	0	0	0	4	0	4	0	0	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4				
Medium Term (2 - 4 Years)	4	4	4	4	4	4	0	0	0	4	4	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Long Term (At least 5 Years)	0	0	0	0	0	0	0	4	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				