

## Wayne Hill Lakeside District #4

**What is the next step for moving forward on the intensification of the Williamsville Main Street plan and what will you do to demonstrate growing Kingston as a livable, sustainable city during your 4 years on Council?**

*I believe the city needs to move carefully with respect to the intensification of Williamsville. Many of the larger residential buildings that are being built or contemplated are aimed at student tenants. Without a more diverse community there is great potential to turn Williamsville into a canyon of student towers that, like the current university district, results in a preponderance of unoccupied residences during the summer months. Williamsville currently is a diverse community with student residents, younger families, supported housing and substantial areas that are undergoing gentrification. We need to encourage more businesses to establish themselves along this area of Princess St. perhaps by providing brownfield restoration grants, support through tax incentives and other efforts to encourage small businesses to locate there. We need to review how we are using community resources such as the Memorial Centre and surrounding playing fields and parks that could be put to use in attracting significant sport tourism to this area. People coming to use these facilities would in turn support restaurants, hotels and other businesses that we would like to see established along Williamsville main. A great advantage of this area is that property values tend to be lower here than in other districts in the City. Attracting young families and professionals to take up residence here in buildings that are suited to year round residents would result in a diverse population that has easy access to the core of the city. It would seem reasonable that this demographic would be much more inclined to support the initiatives that the City is implementing such as bike lanes, "walk 'n roll", enhanced public transportation etc. This would also contribute in a significant way to Kingston's efforts to be a "livable, sustainable" city.*

- **2018 rental housing vacancy rate is 0.7%, the lowest in Canada. What steps will you take to increase the supply of housing?**

*Every week we read in the Whig Standard about new projects that Kingston developers want to bring on line. Many of these projects are multi-storied apartment buildings and condominiums. It seems however that developers' plans are often stymied by those who oppose any new development that is higher than 8 stories. Our inability to bring these projects to completion in a timely manner is the single biggest contributor to our low vacancy rate. In addition to this, and because we are a tourist destination, I suspect that many units in the city are being held as short term rentals in the manner of AIRBNB instead of being made available in the housing market. We need to appeal to the Province to streamline the approvals' process for new development projects and we need to be able to regulate the short term accommodation business in order to increase the inventory of available accommodation. We also need to examine the way we respond to critics of development as a whole. There are many examples of cities throughout Canada and elsewhere that have combined residential development with maintaining the cultural fabric of their community. Montreal, Boston and Halifax immediately come to mind as communities that have built beautiful modern architecture around existing heritage communities. The intensification that results only serves to increase the prospects of heritage neighbourhoods continuing to thrive as it brings more residents and customers into these areas. Kingston must reopen and review its official plan and encourage more vertical intensification that supports and respects our distinct cultural and architectural treasures.*

- **What is the next step for moving forward on the Kingston airport expansion and what will you do to expand air service during your 4 years on Council? For example, which is a higher priority; another Canadian airline to compete with Air Canada or an American airline to access new US markets?**

*I believe that the Kingston Airport has the potential to become a very valuable economic driver for Kingston and the region. With the development of whisper technology and the shorter takeoff and landing requirements of modern aircraft, the current expansion of the Kingston Airport opens up significant potential for greater service. I do not believe that there will be a market in the near future for US carriers to come here however, I do believe that with the challenges faced by travellers trying to use Pearson Airport in Toronto, Kingston could become a hub that links passengers to Ottawa and Montreal international airports as well as Syracuse, NY through a variety of Canadian carriers. Moreover, I believe that Kingston Airport could work cooperatively with other regional hubs such as Peterborough and Oshawa to offer holiday destination flights that would not require passengers to travel through large international airports. Kingston airport will be key to attracting future economic development to the area. Queen's, RMC and St. Lawrence are expanding. These are institutions, along with the military, that potentially could support international conferences. Businesses will be far more likely to establish here if their people are able to make easy connections or to fly directly into Kingston. The City of Peterborough has had the foresight to see the economic advantage of investing in a modern airport facility and I encourage you to review what they have accomplished. I believe that Kingston is a much more enviable market than Peterborough, however, if we are going to compete with these communities we have to be willing to invest and work to attract industry that will both support and be supported by a dynamic Kingston airport.*

- **What is the next step for moving forward on the intensification of JCB corridor expansion and new bridge and it's linkage to the Third Crossing....and what will you do to encourage that growth during your 4 years on Council?**

*John Couter Blvd has great potential to unify the entire Kingston region. It will provide easy access to the core of the City from both east and west. It is being developed with cyclists in mind and will be a central corridor for public transportation. Given its future role in connecting the city, including linking most of the our major thoroughfares, it stands to reason that there should be significant intensification along this route. An example of how this might work, although on a much smaller scale, would be to look at residential intensification along subway lines in Toronto. I believe that much work should be done to fast track the completion of the bridge over the railway tracks near Portsmouth and to hasten the completion of the third crossing so that new residential development that supports the principles of sustainability and intensification can begin.*

- **What is your solution to the lack of parking inventory in downtown Kingston? What is your financial plan for creating new parking spaces to add to the City's inventory to promote local retail?** *The City needs to identify and begin construction on alternative parking lots such as the Byron Lot currently under consideration. As we embrace intensification it is incumbent on developers to ensure that sufficient parking for residents is incorporated into each project. In addition, as part of these projects and as a contribution back to the City, developers could incorporate below surface parking that could be made available to all residents similar to the parking spaces underneath the Four Points hotel and the new Scotiabank Centre on Princess St. It should continue to be our ambition to encourage more and more Kingstonians to make use of sustainable transportation such as the new bicycle lanes and paths as well as the express bus routes that now link the outlying regions of the city to its downtown core. Hopefully, as people become more comfortable with these enhanced means of transportation, there will be less demand for downtown parking.*