

The new faces of volunteerism

by Patricia
Henderson

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NEIGHBOURHOODS TO LOVE

p.24

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WELCOME

TO THE NEIGHBOURHOODS by monica stewart

The location of your home is more than a street address or a position on a map. A well-designed neighbourhood will define where you work, shop and play, and connect you to a greater community. A park around the corner can help you get to know your neighbours as you walk your dog after work, or amenities within walking distance of your front door help you leave the car at home.

The City of Kingston's 40 defined neighbourhoods are diverse and varied, with tree-lined streets and historic limestone houses alongside subdivisions with green spaces designed into the streetscapes. From the housing stock to the nearest grocery store, here is a look at what brings some of Kingston's individual and unique communities to life.

AMENITIES LEGEND



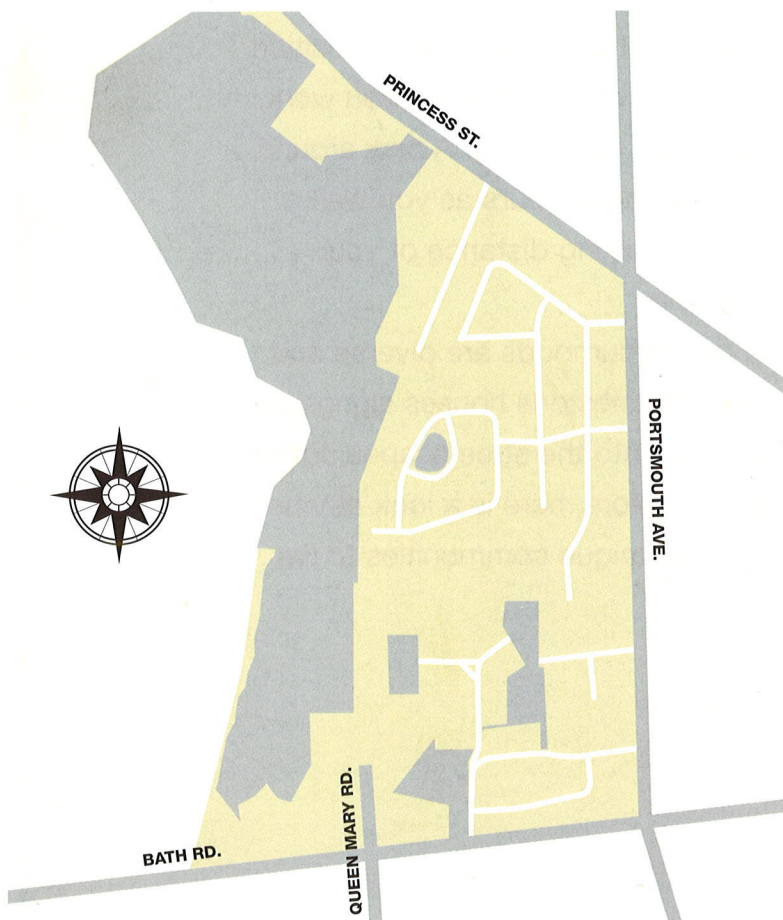
Within a 10-minute walk of neighbourhood boundaries.

GRENVILLE PARK:

Hidden Gem

Bordered by: Princess Street, Portsmouth Avenue, Bath Road and Little Cataraqui Creek

Amenities:



Grenville Park and the neighbouring Balsam Grove and Valleyview subdivisions are bordered by Bath Road, Portsmouth Avenue and Princess Street. Few of the commuters who rush by on these busy arteries realize they are passing a quiet neighbourhood with a park-like feel, nestled against the conservation lands surrounding the Rideau Trail along Little Cataraqui Creek.

Grenville Park was developed in the mid-1940s as a private subdivision governed by a subdividers agreement. To this day, the human interactions that played a role in its development offer a unique experience for those who call this neighbourhood home. Parkland and tennis courts are owned in common by the Grenville Park Co-operative Association, which brings together neighbours to make decisions and maintain their communal property. A levy is collected for the work of the association.

This unique gem of a community has been quoted as a model of exemplary suburban development and the City of Kingston recognized it with a Livable City Design award in 2001. The citation for the award draws parallels to the Riverside community



grenville park, photo by scott adamson

near Chicago, designed by the influential American landscape architect Frederick Law Olmsted.

A look at a satellite map shows imaginatively curved streets hugging beautifully treed green spaces, setting the area apart from other subdivisions nearby where trees were cut down when developers laid out efficient grids.

Who would not enjoy the sense of community created by a park in the middle of a street, with benches to sit on and chat?

From here, there is direct access to the walking paths of the Little Cataraqui Creek conservation area. At the same time, everything from professional services to restaurants, coffee shops, grocery stores, pharmacies and other retail outlets are within easy reach by bus, car or even on foot, at the nearby Kingston Centre.

Homes in Grenville Park are of modest proportions but are custom-built, some with eclectic features. Bungalows and two-storey homes are set on large and often fenceless lots under canopies of majestic trees that were preserved with care when the area was developed. Properties (if you can find them for sale) offer excellent value, with smaller single-family homes starting from just over \$200,000, and \$325,000 and up for larger bungalows and two-storey homes.

HOW WE DID IT

There's no question that, across the map, Kingston is a great place to live. Selecting a list of 10 from the City of Kingston's 40 defined neighbourhoods was a collaborative effort among *Kingston Life* staff, real estate agents and writer Monica Stewart. As co-ordinator of faculty recruitment and support at Queen's University, Stewart helps new faculty members and their families relocate to our city. We chose 10 neighbourhood styles and selected three possible examples for each category. We then chose the neighbourhood that best exemplified the specified style and met the overall criteria of access to amenities, community and character.

Do you live in a great neighbourhood? Email editor@kingstonlife.ca and tell us about it.

Meet the Neighbours

Dave Axford, a teacher at Loyalist Collegiate and Vocational Institute, lives in the same house in Grenville Park where he grew up. In the spirit of "if it ain't broke," he and his wife, Maggie, plan to stay put.

How did you end up in Grenville Park? I live in the house I was born in. When my parents died, my sisters (who don't live in the area) and I had to make a decision whether we were going to sell the house or keep the place, so we decided to keep it. My next-door neighbour has been my neighbour for my whole life. I'm 58 and I still get to be a young kid.

What is the community like in the area? I probably know everybody in the Park, and that's 56 families. It helps that I have a dog and I've lived here forever, but I think people are interested in each other and each other's welfare. We're a pretty social bunch.

What are your favourite neighbourhood spots? I have hundreds of them.

There was a lot of parkland and green space designed into the area. When I was growing up, the neighbourhood association set up all of the plumbing you need to put up a skating rink. The parents in the area would flood a rink, and we had lights and everything. We had little neighbourhood teams — we actually had a schedule. Luckily my house was pretty close to the rink, so I could walk in my skates across a field, through the backyard and to my house. I brought my kids up here too, and following in the tradition, (local parents) put up soccer posts and organized a little soccer league for whoever wanted to play.

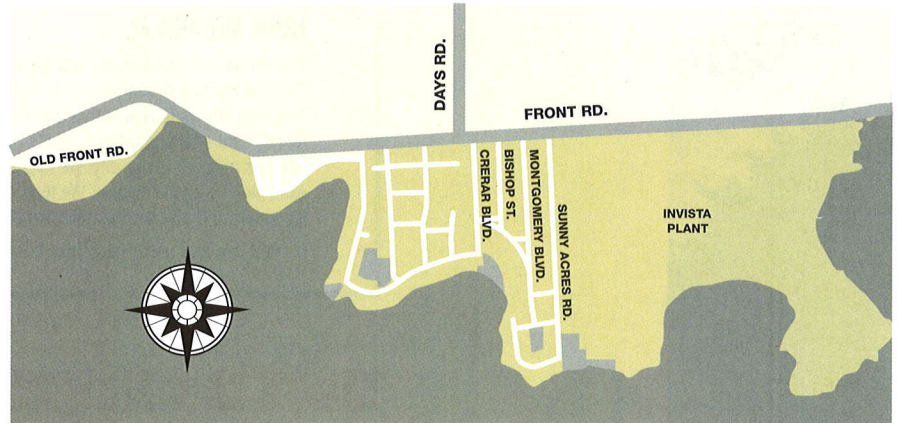


photo by taylor weaver

REDDENDALE: *Suburban With a Twist*

Bordered by: Front Road, Sunny Acres Road, Lake Ontario and Lakeshore Boulevard

Amenities:



Referred to as a “sought-after” neighbourhood by real estate agents, houses in Reddendale rarely stay on the market for long. Bungalows and two-storey homes are nestled into large lots, sheltered by mature trees, on the shores of Lake Ontario between Sunny Acres Road and Lakeshore Boulevard. With Lake Ontario only a five-minute walk from most houses, you don’t have to own waterfront property to enjoy the view, which invites an early morning run or an after dinner stroll. Homeowners get to know one another through an active property owners’ association, which was formed to take care of waterfront property deeded in perpetuity for the common enjoyment of residents when the land was developed. A knock on the door may be your neighbour collecting dues for the property owners’ association or distributing the neighbourhood newslet-

ter announcing the annual corn roast and talent show, a potluck at the waterfront property, a plant sale (many avid gardeners live in this area) or the next annual meeting of the association.

In addition to the communal property, there are five parks to play in, two of them also located on the waterfront. Windsurfers can trundle their boards down the street to Everitt Point, known for its excellent winds, and Reddendale beaches are also popular for swimming, kayaking and canoeing.

A medical clinic is close by and within easy walking distance across Front Road. A small plaza offers many amenities, including a bank, pharmacy, hairdresser, butcher, bakery, restaurant and a convenience store, whose owner knows many of the area’s kids by name and gives out treats

on report card days. Bus service connects directly to major shopping areas and the downtown. Centre 70 arena offers skating and other recreation, and curlers can walk to the Royal Kingston Curling Club.

Most homes in the area are single-detached dwellings, with a few duplexes, semi-detached homes and low-rise apartment buildings interspersed on streets near the Invista Plant. Almost half of the houses in the area were custom-built from the mid-1940s to 1960s. In the 1970s, another small building spurt saw larger executive homes spring up on farmland bordering the water. From original bungalows priced at \$240,000 to waterfront mansions available for over \$1 million, there’s great variety if you can find something for sale — but residents like to stay put.

Meet the Neighbours

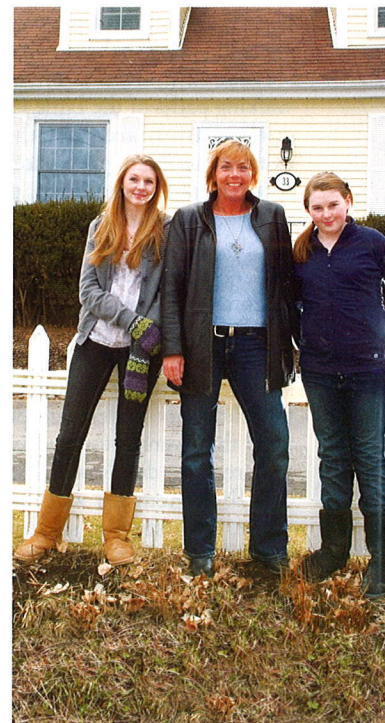
Julie Robinson-Gould, owner of a home staging and high-end cleaning business, moved to Reddendale in 1990 when her dream home came up for sale. She now lives there with her two daughters, Jennifer and Elizabeth.

How did you end up in Reddendale?

I used to watch my husband windsurf at Crerar Park. At the time we lived in Henderson, but had a dream of not only living in Reddendale, but to own this home in particular... During one trip to Crerar Park, we saw that our dream house had gone up for sale, but before we could purchase, the owners had taken it off the market. Looking into it, we learned that the owners were having a difficult time committing to selling. My former husband and I took it upon ourselves to knock on their door and share with them our love for their home and desire to raise a family of our own here. A price was set, and after 20 years, I am just as in love with this place as I was back then.

What do you like about living here? It’s like living in a little country village. We have all the conveniences that small villages offer, but with the city just around the corner. Friends who have visited have made the same comment that it’s like being at a cottage.

What are your favourite neighbourhood spots? My favourite spots in Reddendale are Crerar Park and Patterson Park. Each place has something wonderful to offer. Crerar Park has play equipment for the children and is also great for water activities like canoeing and windsurfing. Patterson Park is wonderful for strolls along the water and swimming. In the winter, the younger children enjoy tobogganing there.





Bordered by: Johnson Street, Sir John A. Macdonald Boulevard, Lake Ontario and Portsmouth Avenue

Amenities:



This historic village is wedged between Kingston Penitentiary and the grounds of the former Kingston Psychiatric Hospital. From the water, the Portsmouth neighbourhood fans out to Johnson Street in the north, Sir John A. Macdonald Boulevard to the east and Portsmouth Avenue to the west.

Restaurants, a post office, drug store, convenience store, flower shop and hardware store are within a short walk of the harbour. Nearby St. Lawrence College offers interest classes and full-time programs, and seniors can participate in programs from language classes to monthly dances at the senior centre in the former Portsmouth Public School.

This area was granted to United Empire Loyalists in 1784, and a village first known as "Hatter's Bay" grew in this area in response to the construction of the provincial penitentiary in 1833. In 1894, prisoners quarried local limestone to build The Church of the Good Thief here. An active neighbourhood association is committed to preserving and highlighting the area's historic character.

Housing stock includes many early stone, brick and wood-sided buildings from the mid-19th century, with houses built from the mid-1940s to 1980s tucked into the streetscapes. Occasional building took place more recently, stopping altogether in 2000. Single-family detached homes are the most prevalent, but semi-detached homes, row houses and duplexes, as well as some apartment buildings, can be found in this neighbourhood.

Housing prices vary widely, with homes priced at \$229,000 to heritage-designated properties at \$550,000.

PORTSMOUTH: *Village With a View*

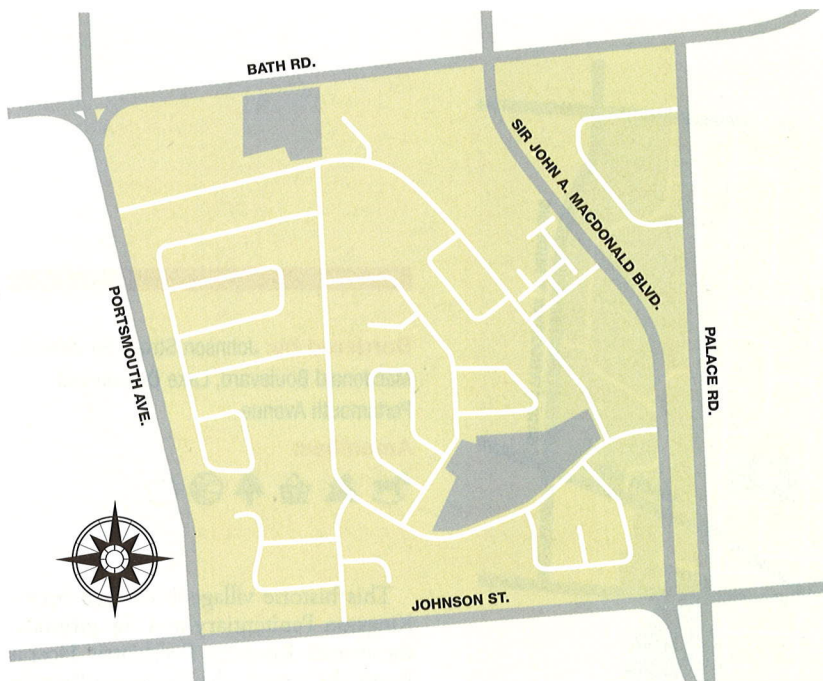
A walkway winds along the southern edge of Portsmouth Village from Lake Ontario Park to the Kingston Penitentiary, giving residents of the area access to one of

the city's most extensive stretches of public waterfront. Where else in Kingston can you keep a sailboat in a public harbour just steps from your front door? At Portsmouth Olympic Harbour you can bring your family to a playground at water's edge, or just take a walk and enjoy one of the city's most picturesque views. Once a year, the harbour bustles with activity when sailors from around the world compete in the annual Canadian Olympic-training Regatta, Kingston (CORK).



photo by taylor weaver

CALVIN PARK: *Downtown Value*



Bordered by: Bath Road, Palace Road, Johnson Street and Portsmouth Avenue

Amenities:



is easily accessible, and both elementary and secondary schools are within walking distance. As one of the busiest branches in the city, the new Calvin Park library is a great gathering place for this community. It is a hub of lively children's programs and is equipped with community and study rooms. Next door, the Kingston Family YMCA beckons with every type of recreational program imaginable.

While most homes are single-family detached houses, there are also plenty of apartment options, some owned and operated by Queen's University. The condominium and townhouse development, tucked between Sir John A. MacDonald Boulevard and Van Order Drive, is a favourite with single professionals, but some families also live here, enjoying communal lawn cutting and snow removal for some of the most reasonable condo fees in town.

For those priced out of other downtown neighbourhoods, Calvin Park offers excellent value. Four-bedroom homes, sitting on 65x100 square-foot lots, are available for \$249,000. Condos and townhouses sell from \$150,000.

Due to a housing shortage after the Second World War, a proposal was made in 1960 to develop a subdivision on 150 acres of penitentiary farmland between Johnson Street and Bath Road, west of Palace Road. The majority of the homes in this neighbourhood were constructed between 1961 and 1970, with some later development in the 1980s. A smaller building spurt also occurred from 2001 to 2006.

Today, Calvin Park is a hot spot for those who want to enjoy close proximity to the services and shopping of the city centre, and be near the Queen's campus or other downtown employers. The curved streets and cul-de-sacs that make up this neighbourhood discourage through traffic, and walking paths cutting through the blocks make the area pedestrian friendly.

Census statistics show that Calvin Park is one of the city's more diverse neighbourhoods and one of the youngest. With four daycare centres in the area, child care

CATARAQUI NORTH — WALNUT GROVE:

Small Spaces

Bordered by: Ellesmere Avenue, Sydenham Road, Princess Street and Andersen Drive

Amenities:



Within the city's Cataraqui North neighbourhood, you'll find Walnut Grove, located just west of the intersection of Princess Street and Sydenham Road. Walnut Grove bills itself as an adult lifestyle community, appealing to the active empty nester or senior couple. Modern conveniences of suburban living are scaled down to two-bedroom/two-bathroom single-family bungalows, semi-detached homes

and townhouses. In the spirit of suburbia, all offer individual garages. With a peaceful view over the Cataraqui United Church cemetery, homes located at the eastern perimeter of Walnut Grove back on to very quiet neighbours, where Kingston's Loyalist settlers were laid to rest as early as 1808.

If you move to Walnut Grove, the active community association ensures that you feel welcome in the neighbourhood. All paths in Walnut Grove lead to the community centre, where neighbours congregate to celebrate and eat together. Summer

GLENBURNIE: *Open Concept*

Scottish farmers first settled the area and named it Glenburnie after features they found in the landscape: “glen,” the Scottish word for a narrow, secluded valley; and “burn,” a small stream. Records from the Glenburnie United Church show that itinerant preachers visited residents here in the late 18th century, and archived issues of the Kingston Chronicle newspaper list land for sale in the area in 1826.

Situated north of Highway 401, this largely rural area offers room to roam and lots of green space, but continues to function as a community. The Glenburnie United Church has served as a meeting place since before 1857, and a new church was built in 1995 to better serve the area's growing population. Agricultural community organizations meet here, and there's a roster of traditional events such as barbecues, ham and strawberry dinners, and bake and craft sales. In 1995, neighbours quickly banded together and successfully fought a plan to truck the city's waste to a new land-fill site in the area.

Locavores keen on serving fresh produce from surrounding farms head to Glen-

burnie Grocery at Perth and Unity roads. Here, organic meat, eggs, fruit and vegetables are sold along with other necessities. The Sun Harvest Greenhouses are another nearby source of fresh, pesticide-free vegetables, including hydroponic tomatoes, lettuce, cucumbers, corn and herbs.

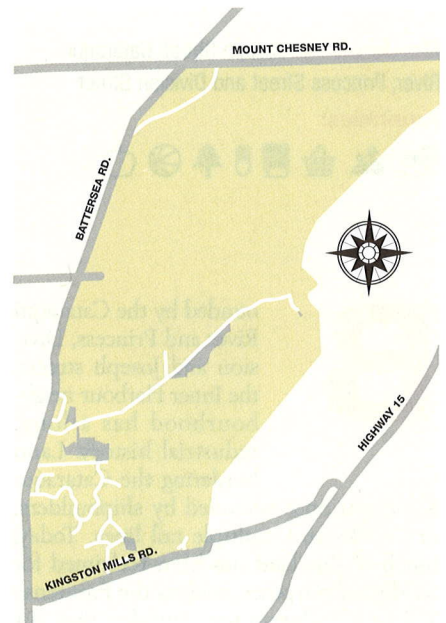
Families making their home in Glenburnie will most likely own a car or two, but a 10-minute drive is all it takes to the nearest shopping and service area just south of Highway 401, and downtown is only 20 minutes away.

Glenburnie's housing stock consists almost entirely of owner-occupied, single-family homes. Some historic farmhouses still dot the landscape, but most housing was built between 1960 and 1980. Many of these homes feature additions to provide more room. Another spike in building took place from 2001 to 2006, proving the area's ongoing popularity. Prestigious homes, many of them named by their proud owners, occupy plateaus carved out of the hilly, wooded area just south of Edenwoods Park.

In the area near Shannon Corners Park, country homes set on treed properties can be found for \$185,000, with prices ranging from \$300,000 into \$1 million for homes in the area south of Edenwoods Park.

Bordered by: Mount Chesney Road, Battersea Road, Highway 401 and Perth Road

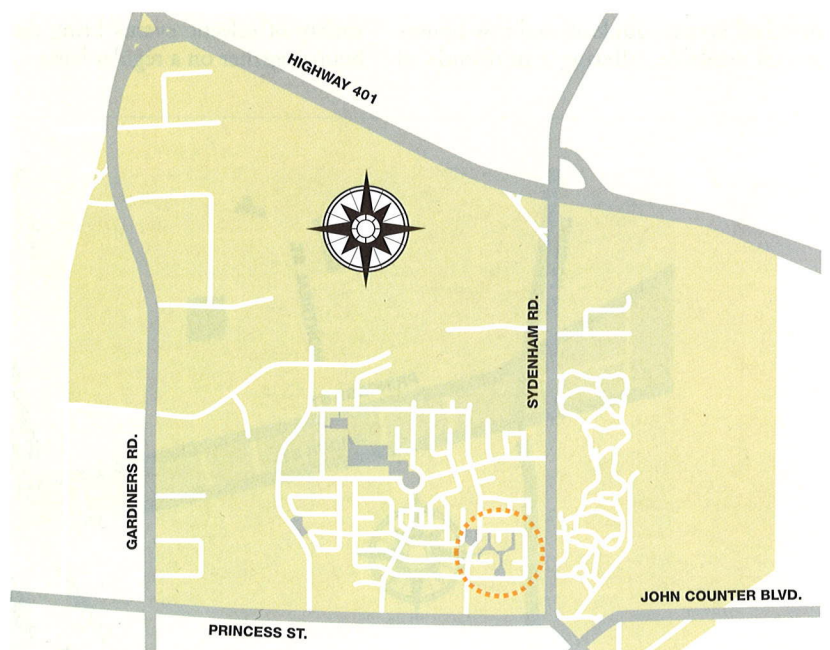
Amenities:



brings community barbecues, and there's a Halloween party, a fish fry and Oktoberfest celebrated in fall. A euchre group plays regularly, and you can join the association board. Neighbours chip in a yearly community clubhouse fee.

If you need to shop for groceries or pick up some aspirin, you can cross Princess Street at a traffic light to reach grocery shopping and a pharmacy within minutes. The nearby Chapters bookstore caters to leisure needs, complete with a coffee shop.

The last new house in this development was sold in the spring of 2009, and homes are now entering the resale market at prices just below \$300,000.

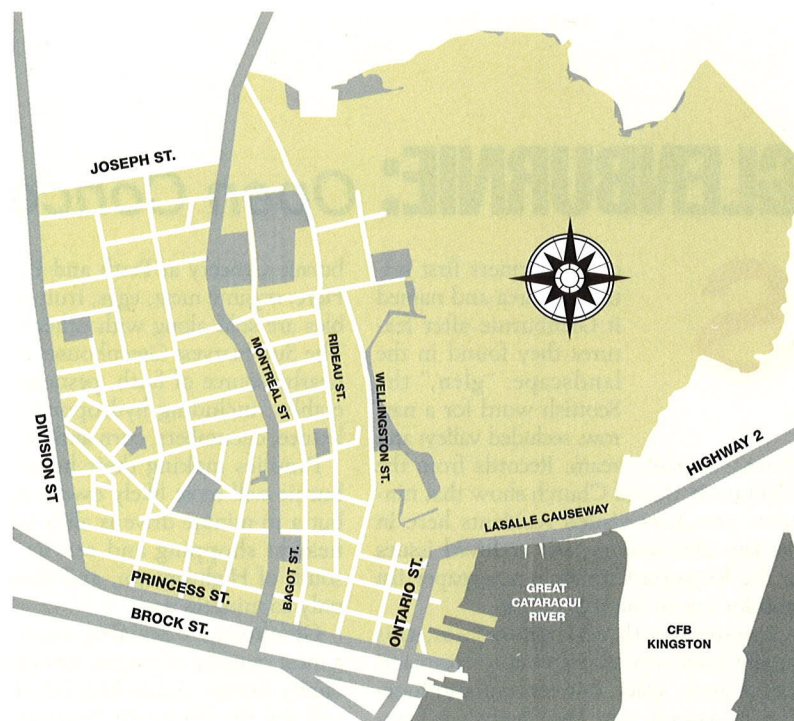


INNER HARBOUR:

No Car, No Problem

Bordered by: Joseph Street, Cataraqui River, Princess Street and Division Street

Amenities:



Bounded by the Cataraqui River and Princess, Division and Joseph streets, the Inner Harbour neighbourhood has a long, industrial history. Land bordering the Cataraqui River was once occupied by shipbuilders, dry docks and multiple rail lines. Today, much of this land has been reclaimed for residential purposes, such as the Frontenac Village Condominium complex that sits atop the former Anglin's Coal Yard.

A mix of limestone, red brick and clapboard houses characterizes this area. Single-family homes are predominate, but semi-detached houses, duplexes and row houses are all available, offering a multitude of

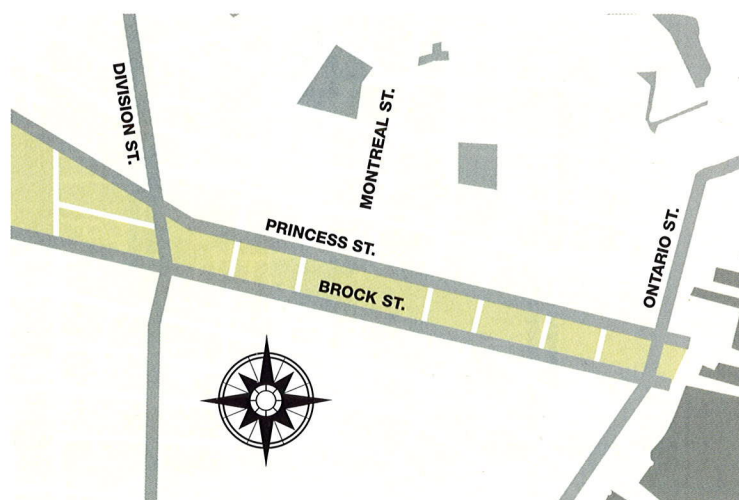
housing choices with shared walls that can reduce heating and cooling costs. Homes that were once poorly maintained are being renovated and restored, but many homes still remain as they were and offer excellent value for the homebuyer. Tiny front yards and porches overlooking the street connect you to the neighbourhood, and back gardens provide enough space for a vegetable patch, clothesline or patio.

McBurney Park is one of the area's green spaces. Originally one of Kingston's early burial grounds, human bones have surfaced from shallow graves, giving it the nickname "Skeleton Park." There is an active neighbourhood association, and a variety of eclectic events bring the neighbours together on a regular basis.

If you are looking for a sustainable urban lifestyle, the Inner Harbour is a great choice. Walking and biking are the preferred modes of transportation to daily destinations, including shops, schools, work and recreation facilities.

The proximity of the downtown offers a huge variety of restaurants, Kingston's downtown entertainment centre is a short walk away, and there are several private and public fitness facilities to choose from. Finally, when the time comes to downsize to a senior's residence, there are several choices with varying levels of care right in the neighbourhood.

Houses are offered from \$170,000 to \$349,000, with condo townhomes at Frontenac Village going for \$265,000 and up.



DOWNTOWN LOFTS:

Living the High Life

Amenities:



Meet the Neighbours

After graduating from Queen's University, Charles Sumbler and Bethany Stinson decided to stay in the city to begin their careers. The balcony of their Princess Street apartment offers unique views of some of Kingston's defining landmarks: City Hall, the Wolfe Island wind turbines and Chez Piggy's restaurant courtyard.

What do you like about living in your neighbourhood? When you live downtown, you can walk everywhere. Our places of employment, restaurants, the lakefront and the farmers market are all within easy walking distance. We can go weeks without having to get in the car.

Downtown living also exposes you to a vibrancy that is attractive to young professionals. In the summer months especially, you can feel Kingston come alive with activity, making it a great place to be.

What is the community like here? Living downtown, we did not expect to become part of a residential community. But what has been really great, and a bit surprising, is that within our daily routines we began to notice the familiar faces that are a part of this area. You do, in a non-traditional way, start to see them as neighbours. This is particularly the case with the business owners downtown who, in our opinion, greatly value the role they play in this neighbourhood and the relationship they have with their patrons.

Has the neighbourhood changed since you've been here? We have only lived downtown since 2007, but we have been in Kingston since we became Queen's students in 2002. When you live downtown you really realize how much Kingston values this part of the city. Kingstonians are proud of their downtown and want to see it succeed. New additions like the movie showings in Spring Market Square and the ice rink during the winter are good examples of how the area is expanding and cultivating a neighbourhood feel.

What are your favourite neighbourhood spots? One of the biggest bonuses to living downtown is the easy access to Kingston's great restaurants; Pan Chanco, Curry Original, Ly's Place and the Iron Duke are all favourites, which we probably visit way too often. Coffee and cheese from Cooke's are a must.



photo by taylor weaver

Granted, downtown lofts and apartments don't necessarily qualify as a neighbourhood, but life above street level in the city centre certainly has its own distinct characteristics. Living in the centre of it all means not worrying about who has the car and who needs to be picked up. Everything is at your front door; you just step out and visit the lawyer, doctor, baker or butcher, and take your string bag to the market in summer and fall to buy local produce. In your leisure time, you can enjoy the waterfront and downtown parks, and leave the grass cutting to the city. Springer Market Square beckons with a full calendar of

events and winter skating. Socializing on a patio and visiting an art gallery pleasantly round out the lifestyle.

Kingston's 19th-century merchants often lived above their shops. When this lifestyle fell out of favour, the upper storeys of the downtown's commercial buildings were turned into assembly rooms for benevolent societies, offices and storage. Underused, dusty and dilapidated, these heritage spaces waited for those with a vision to revive them. The loft lifestyle has resurged in popularity, and residential space in the downtown core is quickly growing to 1.5-million square feet. Narrow carriage ways and side alleys, formerly giving access to the interior of downtown blocks, have been reclaimed and now lead to soaring

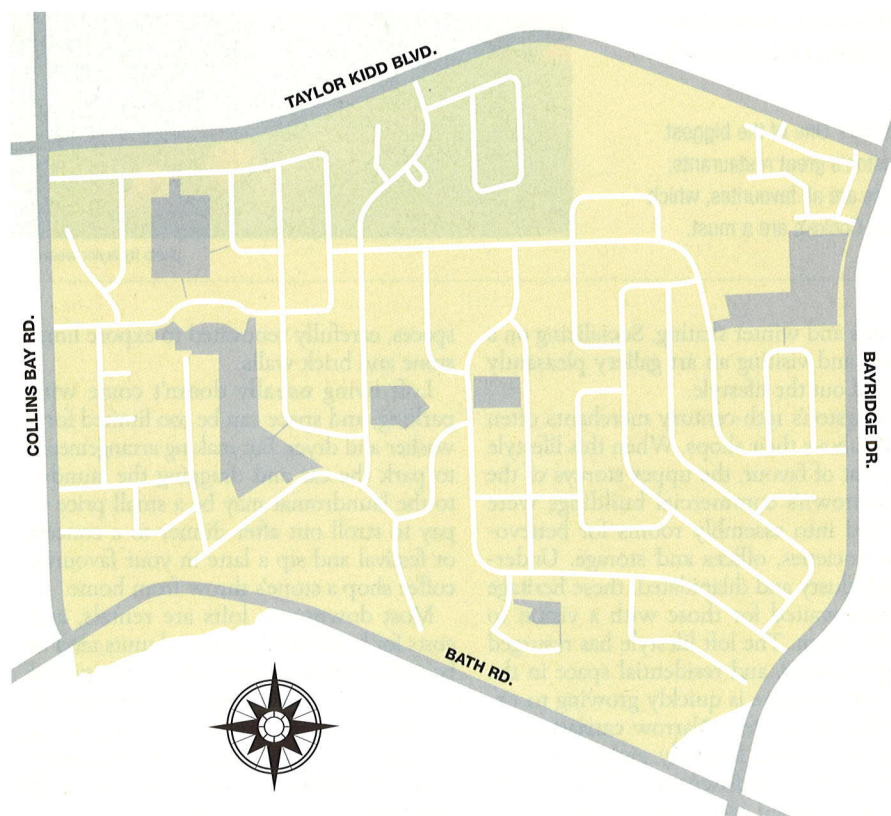
spaces, carefully renovated to expose limestone and brick walls.

Loft living usually doesn't come with parking, and space can be too limited for a washer and dryer. But making arrangements to park the car and dragging the laundry to the laundromat may be a small price to pay to stroll out after dinner to a concert or festival and sip a latte in your favourite coffee shop a stone's throw from home.

Most downtown lofts are rentals, and costs for beautifully renovated units tend to be well above Kingston's average. The typical rental rate for a two-bedroom apartment in Kingston is \$930/month, according to the Canadian Mortgage and Housing Corporation, while luxury two-bedroom apartments downtown can go for \$1,800.



BAYRIDGE WEST: *Eclectic Charm*



Bordered by: Taylor Kidd Boulevard, Bayridge Drive, Bath Road and Collins Bay Road

Amenities:

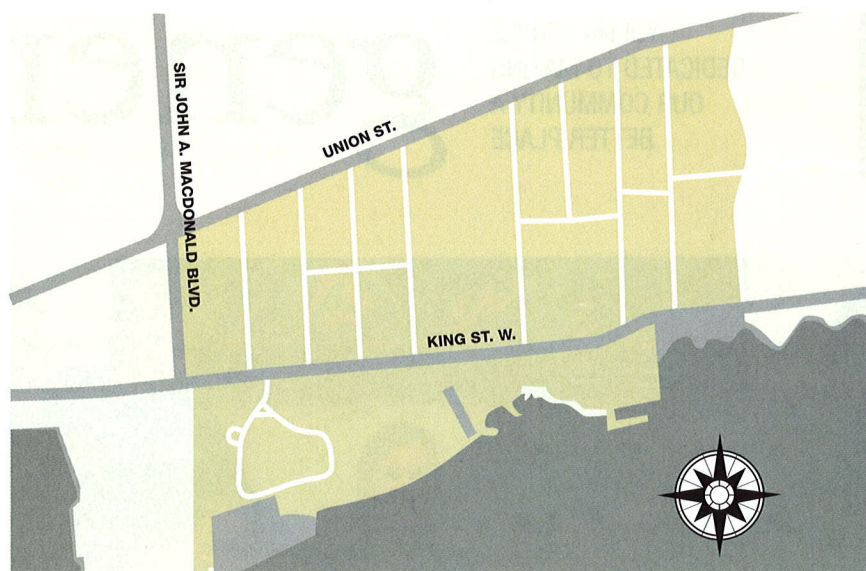


Bayridge West is a well-established suburb with diverse homes of varying sizes, ages and building styles. This interesting mix of older and newer homes gives the neighbourhood a unique charm. Homes in the western part of Bayridge West sit on a hill overlooking Collins Bay and have been built to appreciate some of the best sunset views in Kingston. In the older part of the neighbourhood, west of Collins Bay Road, a few farmhouses that evoke the rural history of the area are still standing alongside newer homes, with the majority built from



alwington, photo by scott adamson

ALWINGTON: Nestled In



1960 to 1980. Older homes are nestled into the hilly landscape with beautifully treed lots, and building styles vary from two-storey executive homes to small, modest frame and brick bungalows. Parkland is plentiful, with seven parks and large green spaces dotting the area. Lake Ontario is minutes away, and Collins Bay and its marina provide a convenient, safe harbour for boating enthusiasts.

Perhaps the area's most intriguing feature is the short street named Graceland Avenue, previously named Ward Street. A couple living here petitioned the former Kingston Township Council to rename their roadway as Graceland Avenue. The reason for requesting the name change? Their great admiration for Elvis Presley. After following due process, the couple's request was granted. And so, the King's memory lives on in a Kingston suburb.

Prices in Bayridge West vary greatly from a "cottage in the city," a 1-1/2 storey, two-bedroom home, at \$194,000, to a well-maintained two-storey, four-bedroom home offered at \$247,000. Executive homes are priced at \$400,000 and up.

Bordered by: Union Street, Albert Street, Lake Ontario and Sir John A. Macdonald Boulevard

Amenities:



Alwington is one of the oldest neighbourhoods in the city, with many of its buildings dating back to the mid-19th century and early 20th century. The area is home to several historic mansions, including Bellevue House, the former home of Sir John A. Macdonald. Alwington House once stood here, serving as the vice-regal residence during Kingston's stint as the first capital of Canada. Right next door is the east wall of Kingston Penitentiary, one of the world's oldest prisons, which has housed some of Canada's notorious criminals since 1835.

This small, exclusive neighbourhood is an enclave of detached homes set on beautifully landscaped properties. From brick mansions to low-slung bungalows, homes are custom-built with generously proportioned rooms and choice materials. The majority of the

original housing stock was built before 1946, and many homes have undergone stunning renovations. A leafy waterside park, owned by the residents of Alwington, invites a picnic or a swim in Lake Ontario.

The average family income in this area is double that of the average wage earner in Kingston, and 82 per cent of the residents have post-secondary degrees to hang on their walls, making it the most highly educated and wealthiest neighbourhood in Kingston.

It's a leisurely stroll to the J.K. Tett Centre, a cultural cluster and the future location of the Isabel Bader Centre for the Performing Arts, which will offer a concert hall, studio theatre, art gallery and screening room in a new building on a historic waterfront site.

In the extended Alwington neighbourhood north of King Street East, Bearance's Grocery has been a purveyor of high-quality groceries and specialty foods since 1918, where an in-store butcher will prepare your favourite cut of meat. Downtown shopping, professional services and restaurants are minutes away, and it's a pleasant walk to Queen's University.

Alwington homes come on the market from just under \$1 million for a three-bedroom, completely rebuilt 4,000 square-foot bungalow to a gracious two-storey family home priced at \$1.125 million. The sky is the limit. **kl**