EXECUTIVE SUMMARY:
Prior to City of Kingston amalgamation, the former City obtained land, which is now referred to as Leroy Grant Park. Leroy Grant Park is located at 58 Leroy Grant Drive and is close to major intersections of Concession Street and Princess Street as well as major amenities such as the Kingston Centre and transit. The proximity to these services makes this site a very good candidate for affordable or social housing. This parkland has been and still is an open space and does not contain any recreational amenities nor has it been designed for any specific recreational use. There are a number of other parks located within an 800 metre zone.

Through the initiative from Community and Family Services to find additional viable sites for affordable housing purpose and in collaboration with Recreation and Leisure Services, Leroy Grant Park was identified as ideal location. The Affordable Housing Development Committee (AHDC) also reviewed this site and passed a motion in support of the City proceeding with the investigation of using lands in the Leroy Grant Park for affordable housing as it feels that it is an excellent site. The parkland is currently identified as open space under the Official Plan but has a “B3” (Multiple Family Dwelling) zoning which would allow residential development which could accommodate approximately 63 dwellings with an additional allowance provided a density bonus (in return for affordable housing) agreement is put in place. The construction of affordable housing on this site would require an Official Plan amendment and depending on the project and its density, the zoning could require an amendment as well.

In order to dispose of the parkland and entertain the possibility of building affordable housing on the Leroy Grant Park site, the City needs to declare the land surplus which requires, per the Official Plan, that a Public Consultation Meeting be held. Staff is recommending that the City proceed with a Public Consultation Meeting to declare Leroy Grant Park surplus for the purpose of affordable housing, which is the first step of the process. Staff would be required to report back to Council with a recommendation whether to declare the land surplus for the purpose of affordable housing. Specific conditions of development would be included with this future recommendation.

RECOMMENDATION:
THAT Council direct staff to hold a Public Consultation Meeting to declare Leroy Grant Park surplus for the purpose of affordable housing; and

THAT Council direct staff to report back with a recommendation on disposal of Leroy Grant Park following the Public Consultation Meeting.
AUTHORIZING SIGNATURES:

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<tr>
<th>ORIGINAL SIGNED BY COMMISSIONER</th>
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<td>Cynthia Beach, Commissioner, Sustainability &amp; Growth Group</td>
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<th>ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER</th>
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<td>Gerard Hunt, Chief Administrative Officer</td>
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CONSULTATION WITH THE FOLLOWING COMMISSIONERS:

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<tr>
<th>Name</th>
<th>Title</th>
<th>Consultation Status</th>
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<tbody>
<tr>
<td>Terry Willing</td>
<td>Community Services</td>
<td>✓</td>
</tr>
<tr>
<td>Denis Leger</td>
<td>Transportation, Properties &amp; Emergency Services</td>
<td>N/R</td>
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<tr>
<td>Jim Keech, President and CEO</td>
<td>Utilities Kingston</td>
<td>N/R</td>
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*(N/R indicates consultation not required)*
OPTIONS/DISCUSSION:

1. Parkland
The draft Parks and Recreation Master Plan recommends that the City provides access to active parkland (i.e. urban, neighbourhood or district) within 800 metre radius of major or intensive residential areas. Staff reviewed the location of existing Leroy Grant Park (1.3 acres) and has identified the following parks within an 800 metre radius:

1. Third Avenue Park (6.4 acres)
2. Oak Street Park (6.31 acres)
3. Kiwanis Park (3.51 acres)
4. Max Jackson Park (3 acres)
5. Kingston Memorial Centre site (23.6 acres)

Parks identified within the 800 metre radius have various amenities including but not limited to play structures, community garden, splash pad, trail and pathways, etc. Although there are a number of surrounding parks, some type of play amenities should be integrated on site should the site should it be developed for affordable housing purpose. There should also be more formalized pedestrian connections to walk to surrounding parks. A map of the parks and their distances are identified in Exhibit A of this report.

There are currently no plans or requests to develop Leroy Grant Park. The Park is currently identified as open space in the City’s Official Plan. The Leroy Grant Park has also been used for storm water management in the past 10 years. Should the site be developed, storm water would have to be managed differently and the cost of doing so would be covered by the developer as part of the construction project.

2. Leroy Grant Park as an affordable housing site

Previous staff reports to the Planning Committee have cited the location considerations in situating new affordable or social housing projects. In those reports, the following general parameters were used when considering the potential location of affordable or social housing developments:

- Low income households, and the City as a whole, would benefit from the creation of more affordable housing opportunities in a wider variety of locations than is presently available. In principle, access to such housing should be made available for low income households in every residential community in the City. Social (rent geared to income (RGI)) housing in particular is best located near basic community amenities.

- Most low income households, particularly families, must rely on the automobile (although usually to a lesser degree than higher income households) in order to access high order goods and services in the community. Notwithstanding this reality, other elements should be considered in terms of location preferences:
  - Availability of transit and proximity of transit stops
  - Availability of lower order goods and services, such as groceries, convenience stores, parks, green space, and other recreational and community amenities.
  - Ease with which households could access higher order goods and services, typically available in a downtown or at regional shopping nodes connected by transit.
Residents reliant on social assistance typically use public transit, walking, bicycling, taxi-cabs or hitching rides with friends or family to get around. A canvass of Ontario Works, Housing Registry, and Housing Corporation case worker staff indicates that an average of 25% of social housing clients rely on the automobile regularly and this number climbs to 80% for clients in rural areas.

City staff reviewed options for Leroy Grant Park and identified the site as being suitable for the development of affordable housing based on the fact that it is close to commercial amenities, schools, transit and other services such as the Kingston Family YMCA and the Calvin Park Library. The neighbourhood is composed of mixed housing with a strong commercial presence along Princess Street and Concession Street.

As well, information contained in the Kingston Community Profile produced by the Social Planning Council provided the following information for consideration: “Policies could be implemented to ensure a greater geographic distribution of affordable housing among the region, while still maintaining a high degree of accessibility of relevant services.” The proposed Leroy Grant Park site does provide mixed housing as well as a fairly significant commercial development and therefore meets the intent identified in the Social Planning Council’s report.

As of March 31st, 2010, there were about 1,076 applicants on the waiting list for affordable housing of which 728 need a one bedroom unit and 216 need a two bedroom unit. Community & Family Services indicated that there are usually about 1,000 people on the waiting list. The 2006 Census confirms that there are 7,500 households in the City of Kingston and County of Frontenac that are in ‘core need’ for more affordable or social RGI housing. Furthermore, 48% of renter households in the region are paying more than 30% of income on rent and 22% of renter households (or 4,375 households) are paying more than 50% of their income on rent.

Any affordable or social RGI housing development on the Leroy Grant Park site would require funding. In 2007, the City earmarked $5M to the construction of new affordable or social housing. Three projects have received funding through the Affordable Housing Program in the past three (3) years for a total of 109 affordable units. This Program does not include the Delivering Opportunities for Ontario Renters (DOOR) funding which was provided by the Province. Currently, there are limited funds left in this program. Funds remaining would only provide grants in lieu of 38 affordable units. It is possible as well that further Provincial/Federal housing program funding will become available in the next two to three years.

Should the parkland be declared surplus for the purpose of affordable housing, staff would recommend that it be placed in a land bank which would meet the intent of “The Kingston Model for Action, Affordable Housing Supply” strategy that was adopted in 2005.

EXISTING POLICY/BY LAW:
Section 9.9 of the Adopted Official Plan contains the following policies respecting land acquisition or disposal.

“9.9.1. Land within the municipality may be acquired, held, sold or exchanged by the municipality for purposes of implementing this Official Plan. Land dispositions will be carried in accordance with the policies of Section 3.8 of this Plan.”

NOTICE PROVISIONS:
N/A

ACCESSIBILITY CONSIDERATIONS:
N/A
FINANCIAL CONSIDERATIONS:
N/A

CONTACTS:
Lanie Hurdle, Director, Recreation & Leisure Services Department  613-546-4291 ext. 1231

OTHER CITY OF KINGSTON STAFF CONSULTED:
George Wallace, Director, Planning and Development
Speros Kanellos, Director, Real Estates and Construction Services
Hal Linscott, Director, Legal Services & City Solicitor
Jim de Hoop, Director, Community and Family Services
Neal Unsworth, Parks Manager, Recreation and Leisure Services

EXHIBITS ATTACHED:
Exhibit A – Aerial map of Leroy Grant Park
Exhibit B – Parkland located within an 800 metre radius