



**City of Kingston  
Report to Council  
Report Number 16-035**

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**To:** Mayor and Members of Council  
**From:** Lanie Hurdle, Commissioner, Community Services  
**Resource Staff:** Same  
**Date of Meeting:** December 15, 2015  
**Subject:** Community Visioning Exercise – Portsmouth Olympic Harbour and Federal Properties

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**Executive Summary:**

In the spring of 2015, Correctional Service Canada approached the City of Kingston to discuss the future disposal of the Kingston Penitentiary property. Correctional Service Canada informed the City of its intent to proceed with a strategic disposal process which involves Canada Lands Company, an arms-length, self-financing federal Crown Corporation responsible for the development and disposal of strategic surplus federal properties.

City staff had a number of meetings in the summer and fall with representatives of Correctional Service Canada, Canada Lands Company, Fisheries and Oceans Canada, including Small Craft Harbours and the Canadian Coast Guard, to identify a process by which all partners could work together to align plans and priorities for the Kingston Penitentiary site and adjacent properties, including Portsmouth Olympic Harbour.

After months of discussion, the parties have agreed that the best approach would be to work together on a community visioning exercise that would include the Kingston Penitentiary owned by Correctional Services Canada, an adjacent property and waterlot owned by Fisheries and Oceans at Portsmouth Olympic Harbour and City of Kingston owned lands where the Portsmouth Olympic Harbour Community building is located. This visioning exercise will take place in 2016 and will be led by Canada Lands Company, acting on behalf of the other two federal departments, and the City of Kingston. It was agreed that the visioning exercise should be completed prior to any decisions being made on the disposal and future re-development as well as any municipal heritage designation.

This partnership will give members of the community an opportunity to have a voice in the future plans of significant properties within the City. The City of Kingston has \$50,000 for the visioning exercise of Portsmouth Olympic Harbour and it is recommended that these funds be allocated to

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this joint visioning exercise. Canada Lands Company will also make a financial contribution to the visioning exercise.

**Recommendation:**

**That** Council endorse the partnership with Canada Lands Company to complete a visioning exercise for the Kingston Penitentiary property owned by Correctional Services Canada, and an adjacent property and waterlot owned by Fisheries and Oceans at Portsmouth Olympic Harbour; and

**That** Council direct staff to put a hold on any projects that could have a major impact on the future development on these properties, such as a municipal heritage designation of the Kingston Penitentiary site; and

**That** Council direct staff to reallocate \$50,000 in the existing Recreation & Leisure Services Department budget for Portsmouth Olympic Harbour to support this partnership and joint visioning exercise.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

**Lanie Hurdle, Commissioner, Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Gerard Hunt, Chief Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Cynthia Beach, Corporate & Strategic Initiatives	Not required
Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:**

In the spring of 2015, Council set its priorities for the 2015-2018 term. The Council priorities included the facilitation of the redevelopment of the Kingston Penitentiary property to advance a vibrant waterfront community. Shortly after Council announced its strategic priorities, representatives from Correctional Service Canada (CSC) and Canada Lands Company (CLC) approached the City to discuss options and process for the City to be involved in the strategic disposal process for the Kingston Penitentiary property.

The discussion in regards to the process expanded to include a community process and surrounding properties, including the Portsmouth Olympic Harbour (POH). It is important to note that Council had directed staff to proceed with a visioning exercise for the POH site in 2015. Staff put this project on hold when discussions with CSC began in the spring.

Fisheries and Oceans Canada owns the property between the Kingston Penitentiary and POH, as well as water lots around POH. It is Small Craft Harbours and the Canadian Coast Guard programs that are involved in this process. Small Craft Harbours (SCH) is a nationwide program of the Department of Fisheries and Oceans which operates and maintains a national system of harbours to provide commercial fish harvesters and other harbour users with safe and accessible facilities. The mandate of SCH is to keep the harbours that are critical to the fishing industry open and in good repair. One of the Small Craft Harbours' strategies is to divest of non-essential and recreational harbours to local communities. The Canadian Coast Guard has a station on the POH site. All parties have recently agreed to work together to initiate a community visioning exercise that would help guide the future development plans for all properties.

**Visioning Process and Next Steps**

Although all partners would be involved in this visioning exercise, the lead organizations would be CLC and the City of Kingston. CLC is a non-agent federal Crown corporation that acquires, then manages the development and disposal of strategic federal properties. CLC will be retaining a consultant in early 2016 to help facilitate the community visioning exercise. It is anticipated that the consultant will have expertise in leading public processes and will ensure that his/her team also has land use planning and heritage expertise.

The community visioning exercise process will be led by a team composed of CLC staff and City of Kingston staff to ensure that the goals and objectives of all parties are considered through the process. Stakeholder meetings/interviews as well as broader public consultation sessions will form part of the visioning exercise. A detailed consultation plan will be a requirement of the RFP. It will be important to ensure that the process reaches out to various key stakeholders and members of the public to obtain a variety of input on the future development potential and use of all properties.

City staff are recommending that no major projects related to the subject properties be initiated until the community visioning exercise has been completed and received by Council. Major projects could include significant capital investment at POH which would alter the property and a municipal heritage designation by-law for the Kingston Penitentiary property. This property has a Federal heritage designation which is maintained on the entire property until property ownership changes, and ensures its protection in the interim. The community visioning exercise will be completed prior to any disposal process being initiated.

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**Notice Provisions:**

Not applicable

**Accessibility Considerations:**

Not applicable

**Financial Considerations:**

The City has a budget of \$50,000 in Recreation & Leisure Services for the visioning exercise of Portsmouth Olympic Harbour which would be allocated to this larger visioning initiative.

**Contacts:**

Lanie Hurdle, Commissioner, Community Services 613-546-4291 extension 1231

**Other City of Kingston Staff Consulted:**

Luke Follwell, Director, Recreation & Leisure Services

Paige Agnew, Director, Planning, Building & Licensing Services

**Others Consulted**

Heather Kane, Manager Real Property, Technical Services and Facilities Branch  
Correctional Service Canada

Rodger Martin, Vice President Real Estate, Ontario and Atlantic, Canada Lands Company

Sharon Ford, Senior Director, Portfolio Strategies, Real Property, Safety and Security, Fisheries and Oceans Canada

Susan Mojjani, Director, Harbour Development, Policy and Planning, Office of the Assistant Deputy Minister, Small Craft Harbours

**Exhibits Attached:**

Not applicable