

Portsmouth Visioning

Workshop #4: June 1, 2017

Questions and Answers

Boating

Why have you changed the orientation of the docks, considering the prevailing winds?

This is conceptual only. The City will undertake further analysis at the appropriate time, including a review of the docks in light of the prevailing winds and a range of other technical and financial inputs. With the high fluctuations in water levels the type of dock (floating vs. fixed) will be explored.

Where does the sail room go? ; Could "Sail" training go in the Hub?

It is anticipated that the proposed new community hub will accommodate a range of boating related functions.

Has wave attenuation off the Penitentiary been considered?

A wave uprush study will be completed for the site at a later stage in the planning approvals process to determine if any improvements are required.

Where is the protected road for the Search and Rescue Kingston?

There are a variety of options for providing access to the Search and Rescue Kingston (SARK) facility that will be considered and determined at the detailed design stage.

Is tour boat docking provided (south of the Penitentiary)?

The vision does not provide details on a specific docking plan, however, this type of use would be permitted.

Why are there no docks off the Penitentiary site for a Sailing Centre? ; What about the Sailing Centre of Excellence?

It is technically challenging and cost prohibitive to add a new breakwall at the foot of the penitentiary. However, the recommended Vision does not preclude this from being built, should it be desired and feasible.

The Recommended Vision is flexible to accommodate a whole host of development scenarios based on the desires of the future owners. Should a sailing group become a future owner, a sailing centre and many development aspirations can work within this framework. The future owner would be responsible for securing a new breakwall to accommodate docks off the former penitentiary site.

Will there be a wind study done on the proposed residential towers? Have you considered the wind impact from the towers?

Appropriate technical studies required by the City of Kingston will be undertaken at the time of development applications and a specific building plan.

Where does Brigantine go in the plan? Will the St. Lawrence II be able to dock?

The City will undertake a detailed analysis to determine future marina layout and operational needs.

Will a third party operator of the marina be considered?

A third party operator could be explored at a future time, but the City continues to be the operator of the marina.

How much parking will be on the proposed community/City site?

The Portsmouth Olympic Harbour site will continue to accommodate parking as it is today. A specific parking plan will form part of future development/marina plans.

Planning

What is the proposed population density and how many new residents would be living on the site? What is the estimated number of jobs created according to the plan?

It is estimated that the Recommended Vision could result in the range of approximately 1400-2500 new residents and 100-500 new jobs. This is a very approximate estimate and will be subject to refinement as the mix of uses, including development, tourism, and commercial opportunities, become more defined.

Will Gardiner Street be extended into the site?

There is a potential for Gardiner Street to be extended, however, further study will be required when there is a defined development proposal. The Official Plan Amendment will outline the role of roads in providing views and access to the waterfront and repurposed (mixed use) areas.

Will a traffic light be required for Gardiner Street and King Street West?

Further study as part of specific planning and development applications will be required to quantify traffic impacts and identify any needed improvements to roads or intersections.

Does the site or a portion of the site qualify as a brownfield property?

Some soil remediation has already been completed on the former Penitentiary site. It is anticipated that additional testing will be done when the Kingston Penitentiary and Department of Fisheries and Oceans sites leave the federal inventory, and that appropriate remediation will be undertaken, if required.

Have there been geotechnical studies done, especially considering the proposal for four towers on the site?

A geotechnical study has already been completed for this site and has informed the design team during the visioning exercise. Geotechnical conditions allow for the form of development provided in the Recommended Vision, including low and high rise buildings.

What will be the impact of the proposed development on municipal infrastructure?

The City will be upgrading the sanitary system and we anticipate that capacity for the quantity of development represented by the Recommended Vision will be available at the time of development. There is adequate water capacity available.

What will be the traffic impact be through the proposed development, especially with respect to the King Street West corridor?; Will a traffic study be done for the proposed development?

Further study as part of specific planning and development applications will be required to quantify traffic impacts and identify any needed improvements to roads or intersections

Why are the condominiums on the water? Why were the residential towers not placed more internal to the site? ; Why are the tall buildings in a position where they shadow the site? ; Aren't 25-storey buildings inappropriate for Kingston's Waterfront?

Based on community feedback and the need to have a plan that is financially viable, the Recommended Vision concentrates a similar level of development (as the Emerging Vision) in a smaller area, in order to preserve/maximize community space on the Portsmouth Olympic Harbour site and maximize heritage preservation and tourism on the north part of the former penitentiary lands.

Density has been shifted to accommodate the community space/sailing area around the harbour, to maintain King Street for a modest level of development and to provide for views at the Portsmouth Olympic Harbour site

Tall buildings are located as central to the site as possible and greatest distance to existing surrounding residential uses. Specific building plans will be addressed as part of the future development applications.

What is the highest building in Kingston today?

18 storeys

Was there any consideration to acquiring the parking lot north of King Street West? ; Did you consider using the land across King Street West for the high rise condominiums?

Those lands are not a part of the study area and are beyond the framework of the Portsmouth Visioning exercise.

Has the high water table been accounted for in the design of the Recommended Vision? Will underground parking be permitted?

High rise structures can be built on steel piles driven into the bedrock or on caissons supported in the bedrock. Underground parking is feasible; further study is required to refine depth and extent.

What will be the height of the community hub?

Detailed design will come later, but the Recommended Vision outlines a potential height of up to six storeys for the community hub.

Market – Financial

Can the balance sheet be shifted in a way that requires less intense development?

The Recommended Vision establishes a development framework that reflects financial viability, while maximizing community spaces and heritage retention. Less intense (shorter buildings) could be accommodated if development was spread out over other portions of the site (i.e. the community space parcel at Portsmouth Olympic Harbour and the heritage and tourism parcel at the former Penitentiary). However, we understand from the community and stakeholders this was not desirable.

Why does income generated from development need to be used to improve this site only and not other parts of the city?

Roads, servicing, remediation, parks and community benefits (eg. Heritage restoration) are required for the site. Income from development pays for this infrastructure.

How confident are you in the “numbers”? Will this proposed development be commercially viable?

We believe that the recommended vision can be financially viable. Further refinement of the financial indicators will be required. This refinement is in part dependent on subsequent municipal approval processes.

Canada Lands Company - Next Steps

Will the future tender process be competitive?

Yes.

Does the government circulate before they dispose of properties?

Yes. The disposal of government property is governed by the “Directive on the Sale or Transfer of Surplus Real Property.”

<https://www.tbs-sct.gc.ca/pol/doc-eng.aspx?id=12043§ion=HTML>

How will someone become an owner of the property? Can they build whatever they want?

Canada Lands Company selects developers or builders through a public tendering process that includes broad-based marketing. A future builder(s) will carry out construction consistent with the recommended vision, master development plan, and/or municipal policies and zoning.

How do you select the successful submissions?

Canada Lands Company selects developers through a public tendering process. Submissions are evaluated using certain criteria which include a combination of financial and community value and execution of the Vision.

Does Canada Lands Company have the option to not acquire the land?

Yes. For Canada Lands, the vision and future development permitted by an Official Plan Amendment needs to be viable. This visioning exercise will assist the City and the federal government to determine a way forward, including the future ownership of these sites. Selling the federal properties to Canada Lands Company is a possibility, which will be informed by the visioning and a future business plan.

Has there been a comparable past project that Canada Lands Company has done (i.e. multiples owners and levels of government)?

Yes. Canada Lands Company has and continues to work on comparable projects that range from former military bases such as Wateridge in Ottawa; Currie in Calgary, Garrison Crossing in Chilliwack and the Old Port in Montreal. It is through the success of these projects that it demonstrates its commitment to community revitalization and enhancements through a transparent and participative planning process.

Could negotiations for the sale of the land potentially incorporate leases for Correctional Services Canada lands north of King Street West (Penitentiary Museum parking)?

At this time the lands are limited to the former Kingston Penitentiary site and the Portsmouth Olympic Harbour site. Leases to any adjacent lands would be subject to separate negotiations.

How will the disposition of the property happen? Will it be just be one buyer or multiple? Will Canada Lands Company sell the development sites separately or as a ‘whole’?

Canada Lands Company selects developers through a public tendering process. Other means of selection may include broad-based marketing, (such as signs or advertising),

or in consultation with brokerage firms or the community. At this time, Canada Lands Company has not developed a disposition strategy.

Heritage

Can we get more detailed information on the opportunities and constraints regarding the individual heritage buildings?

Yes. A more detailed heritage report completed by experts will be posted on the City's website.

Could the north walls be rebuilt in repurposed stone from the south walls?

This is not precluded from the vision. Detailed design will be undertaken at the time of development by the future tourism owner/operator.

Will there be opportunities for tourists to visit the special areas of the workshop, as part of a tour?

The vision allows for these tourism opportunities. Exact details will be determined by the future tourism operators .

Can the walls be opened up within the next five years to let people go through, until development happens?

This will be subject to a review by the owner(s).

Can the walls be kept around the old western entrance? ; What are the strategies that will be used to interpret and change the walls? Will they be removed? ; Why does the plan propose to keep the concrete walls rather than the stone walls? ; Can the east wall be improved?

The vision preserves the walls around the northern part of the former penitentiary in support of the Tourism/Heritage experience

Substantial removal of the walls around the south part is proposed to facilitate a new community and public access that is connected to its waterfront context, open and accessible

Preservation and celebration of the guard towers and components of the walls is proposed wherever possible

A specific strategy for the walls will be refined through further study by the future tourism operator.

How would the residential tower by the western workshop actually work?

The Vision is not a building plan, it is a general framework for future development i.e. land use and building types

Detailed design will come later, guided by an Official Plan amendment stage and by future studies to address the design and capability of tall buildings.

Will there be guidelines for adaptive reuse and compatible development around the penitentiary?

Policies and/or Guidelines that will speak to adaptive reuse design matters (materials, integration, location) will be enacted when there is a defined proposal. These policies/guidelines will also speak to creating a connected, open waterfront community with accessibility to the water and community space for local/City residents and visitors

To implement the vision, an Official Plan Amendment will provide policies/guidelines for these design decisions, including the need to undertake an adaptive reuse study at the time of development (when there is a defined proposal).

Will the Kingston Penitentiary site be clearly seen from the west i.e. roof profiles? How will the new development contribute to the profile of the site and how will the height of the 2-4 storey buildings compare to the height of the walls?

Detailed building designs will be provided as part of future development applications. It is not anticipated that existing roof profiles will be substantially screened by new development when viewed from the west.

What is the significance of the Portsmouth Olympic harbour building?

The heritage consultants have determined that the harbour building has nominal heritage value. The site (sculpture, breakwater, harbour, flags) has heritage value.

Commemoration of the site may be appropriate, but not retention.

Also, we understand that the existing building is currently losing the City of Kingston significant money each year due to deficiencies and underuse.

Concerned about the potential gateway buildings – will they impact the North Lodge and 2 towers?

No change to the North lodge and northern guard towers is proposed.

How does high rise development subsidize heritage conservation?

High rise development allows a greater proportion of heritage buildings to be conserved, and provides revenue to offset the typically higher costs of renovating heritage buildings. An example of this is the Distillery District in Toronto.

Could this become a UNESCO World Heritage Site?

A World Heritage Site is a place that is listed by the United Nations Education, Scientific and Cultural Organization (UNESCO) as of special cultural or physical significance. To be included on the list, sites must be of outstanding universal value and meet UNESCO selection criteria.

Could Kingston Penitentiary be recognized as a cultural heritage landscape?

The heritage consultants have identified that the site meets the criteria as a cultural heritage landscape.

What would the effect be if Kingston Penitentiary was divided and sold off as individual parcels?

The Portsmouth Visioning process is intended to establish a defined vision or framework for the entire site, such that any parcels created in the future will need to be developed in accordance with the Vision. In this respect, the vision will be executed regardless of individual ownership parcels.

City – Next Steps

After the public presentation why were the public directed to speak directly with group members rather than speaking at the microphone?

The team chose to organize the meeting with a fulsome presentation of the Recommended Vision, followed by an opportunity for everyone in attendance to ask as many questions as they would like to a member of the team. The format was to ensure full participation and feedback from all stakeholders and community members. In addition, all of the questions asked have been answered and posted on line.

Is there a location for the Marine Museum?

The existing heritage buildings at the former Penitentiary have a significant capacity to accommodate museum uses.

What will be the height and yard setbacks for the townhouses, taking into account the grade difference?

Detailed building design has not yet been undertaken. Appropriate heights and setbacks will be established that accommodate grading transitions.

Will you see walls from street?

Yes.

What is the width of the waterfront lands south of Kingston Penitentiary?

The Recommended Vision provides for an approximately 30 metres width.

How will the phasing of the redevelopment on the City property unfold?

There is currently no phasing plan or timeline for construction; we are very early in the process. Phasing will be identified as part of future development applications.