



CITY OF KINGSTON
REPORT TO COUNCIL

Report No.: 12-245

TO: Mayor and Members of Council

FROM: Lanie Hurdle, Commissioner, Community Services

RESOURCE STAFF: Same

DATE OF MEETING: July 17, 2012

SUBJECT: Potential Partnership with the Limestone District School Board and the Kingston Frontenac Public Library Board for the Redevelopment of Shannon Park and Wally Elmer Sites and the Rideau Heights Public School

EXECUTIVE SUMMARY:

In 2010, Council endorsed a capital and operational plan to rejuvenate the Wally Elmer and Shannon Park sites. This plan was developed with significant community input through the Community Response to Neighbourhood Concerns (CRNC) and other community agencies. Council has also approved a capital budget of \$500,000 to initiate design work for this redevelopment. The City's 10 year capital forecast also includes \$6M in 2014 and 2015 to enable this community redevelopment.

The 2010 approved plan primarily focused on expanding the existing City arena by adding space to facilitate additional community programs as well as some improvements to Shannon Park. The focus of this plan was to provide expanded space for external agencies to provide programs at a no cost or reduced cost to residents of the Rideau Heights and Markers Acres area. The plan also included potential use of some space within the Rideau Heights Public School. Meeting needs and priorities identified by the community was a challenge as the site has a limited footprint which does not allow the City to maintain all existing services and add new program priorities.

In the past months, City staff have had informal preliminary discussions with the Limestone District School Board (LDSB) to explore the potential for some integration between programs and space at Rideau Heights Public School and the Wally Elmer site redevelopment. Considering the proximity of both sites, both City staff and LDSB staff believe that there could be some synergies and benefits to the community and school that warrant exploration of possible integration opportunities.

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As well, City staff have had discussion with the Kingston Frontenac Public Library (KFPL) staff about the possibility of including a library branch in this potential redevelopment. These discussions were based on the KFPL Branch Services Review document and the 2010 Building our future: branch services master plan which recommended that the KFPL open a branch in the Rideau Heights area.

City staff are seeking direction from Council to enter into formal discussions with both the Limestone District School Board and the Kingston Frontenac Public Library Board in order to consider a partnership regarding the redevelopment of the Wally Elmer site, Shannon Park and the Rideau Heights Public School to maximize the community use of all properties. City staff believe that this is an opportunity to develop a holistic plan which would increase public access to a variety of community and recreational programs. This increase of people flow to the area will improve visibility as well as economic growth within the area of Rideau Heights and Markers Acres.

The LDSB and the KFPL have recently passed motions supporting their willingness to enter into discussions with the City to develop a partnership to enable the redevelopment of the Wally Elmer site, Shannon Park and the Rideau Heights Public School site. It should be noted that the LDSB is currently completing an accommodation review process of schools in that area and although no recommendations were submitted to the Board by the PARC impacting Rideau Heights Public School directly, a partnership could be impacted by the outcome of this review process.

RECOMMENDATION:

THAT Council direct staff to enter into discussions to establish a partnership with the Limestone District School Board and the Kingston Frontenac Library Board for the redevelopment of Shannon Park, Wally Elmer site and the Rideau Heights Public School site; and

THAT staff report back to Council with proposed capital development, operational plan and financing options to support this partnership.

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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
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CONSULTATION WITH THE FOLLOWING COMMISSIONERS:

Cynthia Beach, <i>Sustainability & Growth</i>	N/R
Denis Leger, <i>Transportation, Properties & Emergency Services</i>	N/R
Jim Keech, <i>President and CEO, Utilities Kingston</i>	N/R

(N/R indicates consultation not required)

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OPTIONS/DISCUSSION:**1. Community, Social and Recreational Benefits**

The ability to utilize both City and School board properties for the development of a community hub in Rideau Heights maximizes options for both students of the Rideau Heights Public School and the community as a whole. It is a well known fact that City community and recreational facilities are under utilized during weekdays while operational costs are still incurred. The community demand is higher during evenings Monday to Friday and weekends. School needs are pretty much the opposite with a high demand for weekdays and limited demand for evening and even less on weekends. The possibility to maximize the use of community facilities and infrastructure by integrating access to students and community members provides an overall community benefit and avoids duplication of services.

The 2010 Council approved plan included space mainly at Wally Elmer to enable a variety of community programs. Those included the following:

- Clinic for foot care, flu shots, etc.
- Hotelling stations for various organizations to temporarily deliver services, such as:
 - Community police
 - Public Health
- Youth room, which is a dedicated youth space to deliver various programs including Gameface youth drop in, Boys and Girls Club activities and Girls Inc. activities;
- Lounge/Computer Studio which can be used for job search, informal gathering and library lending service;
- Child care/child minding for support services for parents participating in various programs;
- Large and medium halls which could be used for seniors programming, Better beginnings play groups, Kingston literacy programs gardening club, community picnics/potlucks, training sessions, etc;
- Community kitchen for cooking classes, healthy eating workshops, cooking clubs, etc;
- Gymnasium for fitness classes, Irish step dancing, sports nights, Friday night dances, community plays, fitness classes, etc;
- City office to provide bus passes, fee subsidy forms, housing services, etc;

The Shannon Park redevelopment plan included the integration of a skate park, community gardens and a legal wall. The plan also suggested that the Rideau Heights Public School could possibly be utilized for programs such as karate classes, darts, bocce and dance classes.

Staff did identify a significant challenge in maintaining existing services and adding the community priorities on the Wally Elmer site. Although the space configuration would most likely be different than the 2010 approved plan, the potential partnerships with the Limestone District School Board (LDSB) and the Kingston Frontenac Public Library (KFPL) would maintain and enhance the uses identified by the community. This potential partnership could actually enable

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the City to expand community opportunities by possibly combining and making use of the space on both properties owned by the City and the LDSB. For example, some scenarios could enable the City to provide a road access through Shannon Park which would increase visibility and safety of this area. Some partnership options could include the use of both properties to develop a community centre and a library connected directly to the Rideau Heights Public School. This type of partnership has been established in other communities in Ontario, including Toronto and Ottawa and has proven to be a successful model.

2. Developing Proactive Community Plans and Parks and Recreation Master Plan

One of Council's strategic priorities is to develop proactive community plans which includes north end rejuvenation strategies like community hub and programs as well as a renewal plan for Rideau Heights. Staff believe that this potential partnership would not only serve members of the Rideau Heights and Markers Acres communities but would also attract residents from other areas of the City by offering programs and providing public access to specific community facilities such as a full size gymnasium for various sports use. Integration of City wide residents is a key component to building stronger communities.

Staff also believe that this project could be utilized as a catalyst to start the rejuvenation of the Rideau Heights social housing area which has many aging assets.

Recommendations #3, #8, #50, #74 and #79 within the Parks and Recreation Master all support the development of community space and programs at the Wally Elmer and Shannon Park sites including partnerships with school boards.

Community Services staff had preliminary conversations with Engineering, Planning and Utilities Kingston in regards to the redevelopment of these properties.

3. Limestone District School Board and Kingston Frontenac Public Library Board

Both Boards have recently passed motions supporting their willingness to enter into discussions with the City to develop a partnership to enable the redevelopment of the Wally Elmer site, Shannon Park and the Rideau Heights Public School site

LDSB is currently completing an accommodation review process of schools in that area and although no recommendations were submitted to the Board by the PARC impacting Rideau Heights Public School directly, a partnership could be impacted by the outcome of this review process.

The KFPL completed its Building our future: branch services master plan in 2010. This master plan includes a recommendation to relocate the Kingscourt branch from its current location to the Rideau Heights area. Discussion of a partnership will be based on these endorsed recommendations.

The KFPL's 10-year capital forecast includes \$100,000 in 2014 for a study to build a branch in the Rideau Heights area.

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4. Next Steps

Should Council endorse staff's recommendation, City staff will work with the LDSCB staff and KFPL staff to refine a redevelopment plan for Council's consideration.

In addition to the redevelopment plan, staff will conduct further public consultations to confirm these community priorities and identify any other potential requirements. City staff will also consult with other key stakeholders including Kingston Frontenac Housing Corporation, United Way Kingston, Frontenac, Lennox & Addington and other community agencies to explore additional potential uses or synergies.

This redevelopment plan will include high level capital estimates with proposed financing, as well as define a basic partnership operating framework and associated costs for each partner.

EXTERNAL CONSULTATION:

Brenda Hunter, Director of Education, Limestone District School Board
Patricia Enright, Chief Librarian, Kingston Frontenac Public Library

EXISTING POLICY/BY LAW:

N/A

ACCESSIBILITY CONSIDERATIONS:

N/A

FINANCIAL CONSIDERATIONS:

There is currently a total of about \$500,000 in the capital budget approved for the design of a community centre space at the Wally Elmer Centre site. The 10 year capital forecast also includes \$6M for the construction of a community centre at the Wally Elmer site.

Although the Kingston Frontenac Public Library Board is planning for the development of a library branch in the Rideau Heights area, there is currently no funding in the 10 year capital forecast to address this potential expansion.

As a partnership option has not been finalized, there is currently no information available on potential operational and maintenance costs. This is something that staff will work on and report back to Council with additional details on partnership options. Depending on potential partners' timelines, City staff are proposing to have this refined redevelopment plan available for council's consideration in time for the 2014 budget deliberations.

CONTACTS:

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OTHER CITY OF KINGSTON STAFF CONSULTED:

Luke Follwell, Manager, Recreation Facilities

Desiree Kennedy, Treasurer & Director of Financial Services

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Lynda Breen, Supervisor, Recreation Services
Adele Lafrance, Director, Community and Family Services
Sheldon Laidman, Director, Housing

EXHIBITS ATTACHED:

N/A