



Donna Hinde  
Principal  
The Planning Partnership  
1255 Bay Street, Suite 500  
Toronto, Ontario, Canada, M5R 2A9

June 15, 2017

Dear Ms Hinde:

Thank you for the opportunity to provide comments on the recommended concept vision for the future use of the Kingston Penitentiary (KP)/Portsmouth Olympic Harbour (POH) properties.

As an initial comment, we want to say how much we appreciated the opportunity to participate in the Visioning process, under your facilitation and leadership. Over the course of this past year we have learned much about the properties, the constraints and potential opportunities. Although not a perfect process for everyone, the strong and active participation by the public, over the entire year, has been a valuable experience, and we believe, influential in the recommended vision. It has also helped to bring attention to the elements of this space we consider important to retain and enhance, and that make it the special and important historical public waterfront place that it is. For example, as part of this process, the Villagers Group played an important role to collect more than 850 signatures on a petition to retain the existing community/green space, and also helped to reach a common voice within the local community for the POH building.

Detailed below are comments for consideration.

#### 1. New buildings

We are very pleased that the recommended vision retains the existing community/green space on the west and north sides of the harbour, without new buildings on the city park and DFO properties. We support the concept to replace the POH building with a new community hub building that would include space for CORK, the marina office and operations, and community meetings and events. In principle, we also support the concept of this being a multi-purpose building with up to 4-6 stories that could also include residential and commercial uses, on the same footprint of the existing POH building.

We agree in principle with the proposed conceptual land use designations as presented in the recommended vision, particularly with the objective of guiding the process of defining land use and zoning within the Official Plan update process. However, we have the following concerns for further consideration:

- Sight line impact of, and road access to, a mid-rise on King St, adjacent to the perimeter wall and the northwest tower of the KP. We suggest, if a new building is needed, the size be limited to 2-4 stories;

- We understand the tension between preserving as much of the important heritage as possible and financial viability of the overall project. Particular clarity is needed on the location of the boundaries between the northern "heritage/cultural" zone, and the central and southern zones that will permit new construction on the KP site;
- The land use of the southern "residential" zone be broadened from exclusively residential, to also include some ground floor commercial/mixed use, to permit space for restaurant(s) along the waterfront; and
- The location of a third high rise tower within the site should be more fully reviewed. If a third tower is needed, consideration be given to relocating to the south eastern corner of the KP property, away from the centre of the heritage elements of the property.

We encourage the development of design guidelines early in the next steps in the process, that will provide increased clarity and direction on design. Strict enforcement of the guidelines will be important for their success.

We also suggest consideration be given to find ways for the public to be more actively involved in the selection of design elements in new buildings. For example create opportunities, such as design competitions, to vote on the best concept (architectural) proposal regarding the southern half of the KP site, and the POH community hub building.

## 2. Heritage and culture

We support, and are encouraged by, the overall strong recognition of the heritage elements in the land use designations. In this regard, we recommend that the City proceed, at the earliest opportunity, with the formal heritage designation process to clarify which historically significant buildings, architectural artifacts, features and sight lines are to be preserved. Clarity on heritage designation is needed as soon as possible:

- To foster and support the development of sustainable heritage and tourism uses (such as the KP Tours), and other cultural uses; and
- To help guide renovations and repurposing of existing buildings, and with new construction in the central and southern parts of the site.

## 3. The location of parks, open space and pedestrian/cycling trails

As a general principle, we envision the entire site, including the KP property, to be fully accessible and open, so that people can walk freely throughout the open space.

We welcome the inclusion of active transportation elements and continuous public access along the entire waterfront, and throughout the open space, in keeping with the Waterfront Master Plan. In this regard we encourage the gates of the chain link fencing be opened as soon as possible, to allow public use of the waterfront, as early as this year.

We encourage the City to proceed with the necessary work to take ownership of all DFO lands and harbour, and to proceed to extend the boundaries of the Harbour Park to include this property within the Official Plan.

## 4. The location of roads and parking

We are pleased that the recommended vision retains, in principle, a single point of road access to the KP site from King St, at the SJA Blvd intersection. We agree with the need to more fully study the changes and impacts development and use of the site will have on local traffic and parking. We recommend that all roads on the site be publicly owned and accessible.

Again, thank you for the opportunity to participate in the Visioning process. We look forward to the final report and the upcoming presentation to City Council. Please let me know if you have any questions or seek clarification on our comments.

We look forward to continue to play an active role in the future steps leading to the eventual sale and development of these properties. We are particularly excited by the range of possible opportunities to open up and use the KP lands and buildings, the new and improved public access to the waterfront, improvements to the harbour marina, and the concept of a new community hub. We encourage both the federal government and the City to continue with an open and transparent process that fosters and supports inclusive active public participation to help make it be the best it can be for future generations.

Sincerely,

Paul Doherty,  
Treasurer, Portsmouth District Community Association (PDCA)

cc. Lanie Hurdle, Commissioner, Community Services, City of Kingston  
Liz Shell, Councillor, Portsmouth District, City of Kingston