



**City of Kingston
Report to Council
Report Number 21-258**

To: Mayor and Members of Council
From: Peter Huigenbos, Commissioner, Business, Environment & Projects
Resource Staff: Lacricia Turner, Director, Recreation & Leisure Services
Date of Meeting: October 19, 2021
Subject: Kingston East Community Centre Programming and Construction Update

Council Strategic Plan Alignment:

Theme: 1. Demonstrate leadership on climate action

Goal: 1.1 Reduce greenhouse gas emissions by 15% across the City's operations by 2022.

Theme: 5. Foster healthy citizens and vibrant spaces

Goal: See above

Executive Summary:

Beginning in 2016, conversations regarding the need for a new community centre in Kingston's east end have involved local residents, neighborhood organizations, social service providers and the City of Kingston. The need for a community centre was due to the ongoing and projected population growth in the east end of Kingston. Discussions developed strong support for the creation of a community and service hub which would include improved recreational and community gathering spaces and supporting facilities. This approach also supports Council's vision to plan a smart, livable and leading City and is noted as a recommendation in the Parks & Recreation Master Plan.

Further public feedback was received regarding programs and services as well as facility amenities, which helped shape the design concept and program and service structure for the new facility.

October 19, 2021

Page 2 of 8

Staff recognize that based on the proposed schedule, the majority of programs will be delivered through strong community partnerships with the YMCA of Eastern Ontario, Loving Spoonful, the Seniors Association, and the Boys and Girls Club of Kingston & Area. All of these organizations are proposing to deliver programs at least three (3) days per week. Clustering various programming and partners into one facility is supported in the Parks & Recreation Master Plan and is in line with the programming approach at the Rideau Heights Community Centre.

In accordance with the Master Plan, staff have sought out a community partnership to operate the fitness centre space at the Kingston East Community Centre (KECC). The City will continue to operate fitness centres at Artillery Park and the INVISTA Centre. Staff recommend that the YMCA act as the service provider for the new fitness centre space at the KECC as they run similar facilities in Kingston and the region. The City would enter into a service agreement with the YMCA for the first 5 to 10 years of operation. As was done during the pandemic, a reciprocal agreement between the City and the YMCA will be established whereby residents, through membership or drop-in options, can access all City fitness locations and other YMCA spaces, providing a variety of accessible options to residents.

The purpose of this report is to provide an update on the programming and service plans for the new community centre and the involvement of stakeholders. Staff continue to engage stakeholders and have worked to develop a draft programming schedule in preparation for the scheduled facility opening in early 2022.

Recommendation:

That Council authorize the Mayor and Clerk to execute all documents and agreements related to the purchase of services and partnerships, including but not limited to the Boys and Girls Club of Kingston & Area, Seniors Association, Loving Spoonful and YMCA of Eastern Ontario, as approved by the Commissioner of Business, Environment and Projects or his/her delegate, in a form satisfactory to the Director of Legal Services.

October 19, 2021

Page 3 of 8

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Peter Huigenbos, Commissioner,
Business, Environment &
Projects**

ORIGINAL SIGNED BY CHIEF
ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Community Services	Not required
Craig Desjardins, Acting Commissioner, Corporate Services	Not required
Brad Joyce, Commissioner, Transportation & Public Works	
Jim Keech, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	

October 19, 2021

Page 4 of 8

Options/Discussion:

In April 2014, Council directed staff to review and consult with the community on potential sites for a community centre in Kingston east so the project could be factored into a comprehensive financial capital plan. Public feedback was collected on location and approved by Council in March of 2015 for the Highway 15 and Grenadier Drive location. Further public feedback was received regarding programs and services as well as facility amenities, which helped shape the design concept for the new facility.

During the 2017 budget process, City Council authorized staff to hire a designer and begin the process of developing proposed designs for the east-end community centre. The design for the new community centre was opened for public consultation February - March 2018. In 2019, a contract for construction was awarded and groundbreaking was held in December. Construction for the net zero facility has since been underway with an estimated opening date of Q1 2022.

Community Hubs

In 2015, the Premier's Advisory Group on Community Hubs published their report 'Community Hubs in Ontario: A Strategic Framework and Action Plan'. This initiative recognized the growing number of collaborative activities among community organizations to address community needs and shared areas of concern.

While models of community hubs vary, they serve three primary purposes: community building, service coordination and delivery, and placemaking. Community building is achieved through providing a space for community members to congregate and share common interests, access resources and work on community projects. Service coordination and delivery allows agencies to share resources such as meeting rooms, offices and community kitchens as well as building collaborative working relationships. Placemaking refers to enhancing the physical quality and appearance of public spaces to make them attractive and an appropriate environment for the community to use. It creates a physical space that can be multipurpose and utilized in a variety of ways. In general, a community hub enhances public services so that they are more accessible and efficient for the local population.

There are seven key characteristics for a successful community hub:

- Allows a community's unique needs and assets to shape and guide the hub;
- Clustering of various programs and facilities into a single site;
- Ensuring various community services are available throughout the day to meet the community's needs and support its strengths;
- Ensuring the hub is readily accessible and available to the community;
- Building it as a space where community members feel proud and have a sense of ownership;
- Engaging community members and identifying it as a focal point in the community; and
- Provides a friendly and warm environment that encourages interaction between community partners and community members.

October 19, 2021

Page 5 of 8

In 2015, Council approved a community hub model approach for the delivery of programs and services at the new Rideau Heights Community Centre & Library, which has been operating successfully under this model since opening in 2017. As Kingston's second municipal community hub, the KECC will provide organizations and agencies access to space to deliver important programs and services to the neighbourhood. The community hub model also supports Council's strategic priority of fostering healthy citizens and vibrant spaces.

The approach further supports the following recommendations from the Parks & Recreation Master Plan:

- Explore opportunities for creative partnerships and sponsorship for service delivery, facility upgrades and regular maintenance (i.e. with user groups).
- Continue to work with the Seniors Association Kingston Region and community partners to develop and deliver programming and age-oriented spaces for seniors and youth in Kingston, as well as to offer volunteer opportunities related to City-run programming in several facilities, such as the Boys & Girls Club, KECC and potentially the Kingston Memorial Centre, while considering equitable spatial distribution across the City.
- Work with community partners, such as the Boys & Girls Club, Kingston YMCA and Loving Spoonful, to promote affordable access opportunities (through the Subsidy Program for Affordable Recreation in Kingston (SPARK) and other options) to key target groups. This can include identifying ways to offer City programs through partner organizations, maximizing take-up and benefits to target groups.
- Continue to operate fitness centres at Artillery Park Aquatic Centre and the INVISTA Centre and look for community partnerships to operate all future fitness centres. Continue to monitor membership trends and drop-in participation.
- Continue to work with the Seniors Association Kingston Region and other community agencies serving seniors to collaboratively deliver innovative programs and services to older adults and seniors, including out of City-owned facilities.

Programming

Following Council approval, staff have been meeting and engaging interested stakeholders to assist in the facility design and the development of a draft programming schedule along with proposed hours of operation. The following is a list of agencies proposed to be involved with the delivery of the majority of programming:

- YMCA of Central Ontario
- Boys and Girls Club of Kingston & Area
- Loving Spoonful
- Seniors Association

During the pandemic, the City and the YMCA formed a successful partnership during the closure and use of the Artillery Park Aquatic Centre for the temporary Integrated Care Hub. Through a reciprocal agreement, City membership holders were able to access the YMCA in addition to the INVISTA Centre for fitness centre use. Building on this, the City has been working closely with the YMCA in the planning, design and programming of the fitness centre for

October 19, 2021

Page 6 of 8

the new KECC. Further, as a community partner and leader in fitness, the YMCA will act as the service provider for the fitness centre space at the KECC. A similar reciprocal agreement whereby residents, through membership or drop-in options, can access all City fitness locations and other YMCA spaces is currently being formalized.

By working with community partners to provide the majority of programs and services at the new community centre, operating expenses such as staffing, supplies and contracted services are significantly reduced. Further, staff are projecting an annual recovery through the collection of user and rental fees as per the Fees & Charges By-Law. This includes revenue projections from partners who will be renting space, including the fitness centre operator, and fees collected from municipal drop-in and program use.

Staff have been working with numerous other not-for-profit agencies and groups that are also planning to deliver some services to the community at the new centre. These include:

- Pittsburgh Community Benefit Fund (PCBF)
- Faith United Church
- Independent fitness and program providers

Through meetings with these various community partners who are subject matter experts, a draft programming schedule has been developed ensuring a varied cross-section of program and service opportunities for all ages. Currently, these program offerings include such things as EarlyON, fitness centre access and fitness programming, children's pre-school programs, youth and seniors' arts and activities, after school programs, youth and teen programming, cooking and food skills classes, and both organized and drop-in gym activities such as pickleball and basketball. Corresponding availability of hoteling offices has also been factored into the schedules and meetings with stakeholders continue to explore further opportunities for collaboration.

Further to the indoor recreational opportunities listed above, the site will also feature outdoor recreational amenities such as the existing skate park, tennis courts with pickleball lines, a new community garden, community outdoor rink and splashpad sponsored by the PCBF. In 2018, Council approved [Report Number 18-083](#) which formalized PCBF's contribution to the splashpad, outlining ancillary benefits such as meeting room use in the community centre.

A series of communications to inform the public of the new programming opportunities at the Community Centre is being scheduled for late 2021. This will include the City's website, social media, signage, promotions through partners and neighbourhood associations.

City of Kingston Customer Service Centre

The KECC will not only provide access to a variety of cultural, social and recreational programs, but will also serve as a Customer Service Centre for the City of Kingston and will enable the general public to access services during operating hours which may include:

October 19, 2021

Page 7 of 8

- Transit passes
- Pet licensing
- Recycling bins
- Garbage tags
- SPARK program

Reception/Evacuation Centre

Through the design and planning stages of the KECC, staff were able to include specifications for the facility to act as a reception/evacuation centre for emergency response. The Public Health Agency of Canada's Emergency Lodging Guidelines was used to determine capacities for the building to act as a reception centre/evacuation centre with the ability to lodge up to one hundred (100) people. The new community centre is also equipped with a 375kVa generator to ensure backup resources are available to meet the Emergency Lodging Guidelines and includes an upper mezzanine level above the gymnasium where a portion of the City's supplies will be stored for emergency purposes. This ensures distribution of the City emergency supplies in key areas.

Construction Update

The construction of the KECC continues to progress. Staff meet weekly with the constructor to ensure that identified risks are mitigated so that the schedule is not impacted. Substantial completion of the community centre is expected in the next 6-8 weeks and remains on schedule to open to the public in Q1 of 2022. The facility was designed and constructed to exceed the current City of Kingston green building policy in terms of greenhouse gas (GHG) emissions and energy use. Some features include: high efficiency wall assemblies; a geothermal system to provide heating and cooling which eliminates the need for natural gas onsite; LED lighting and intelligent building control systems to reduce energy use and ensure occupant comfort; and sophisticated window technology that is more insulated than a typical window and provides plenty of natural light. There is also a large solar PV system on the roof and parking lot carports which reduces the energy use and utility costs significantly. Due to these innovative designs and systems, this facility's GHG emissions and utility costs were reduced by over 80% as compared to a typical building of this nature, and will emit less annual GHG emissions than two typical single family homes.

A staff-supported outdoor rink will be developed to operate this winter on the site in Grenadier Park supported by facility access and will replace the Molly McGlynn outdoor rink, which could transition to a community-supported rink, based on interest and community partners coming forward. The remainder of the park and splash pad project, funded by the Pittsburgh Community Benefit Fund, is expected to be complete in the spring of 2022.

Existing Policy/By-Law:

None

October 19, 2021

Page 8 of 8

Notice Provisions:

None

Accessibility Considerations:

Accessibility criteria have been incorporated into the design of the community centre including the Facility Accessibility Design Standards and through consultation with the Municipal Accessibility Advisory Committee.

Financial Considerations:

Budget impacts of the opening of the new community centre in 2022 will be incorporated into the draft 2022 operating budget and future year projections. Capital budget estimates will also consider any asset management related requirements. Staff have worked to reduce the impact on operating expenses such as staffing, supplies and contracted services, by working with community partners to provide the majority of programs and services at the new community centre. Further, staff are projecting annual operating revenues through the collection of user and rental fees as per the Fees & Charges By-Law. This includes revenue projections from our partners who will be renting space, including the fitness centre operator, and fees collected from municipal drop-in and program use.

Contacts:

Lacricia Turner, Director, Recreation & Leisure Services 613-546-4291 extension 1815

Other City of Kingston Staff Consulted:

JC Kenny, Director, Communications & Customer Experience

Jaelyn Grimmon, Manager, Recreation Programs, Recreation & Leisure Services

Ryan Evoy, Acting Manager, Recreation Facilities, Recreation & Leisure Services

Lana Foulds, Director, Financial Services

Russell Horne, Supervisor, Energy & Asset Management, Facilities Management & Construction Services

Cam Burns, Project Manager, Facilities Management & Construction Services

Exhibits Attached:

None