



**City of Kingston
Report to Council
Report Number 24-084**

To: Mayor and Members of Council
From: Jennifer Campbell, Commissioner, Community Services
Resource Staff: Luke Follwell, Director, Engineering Services
Date of Meeting: February 20, 2024
Subject: Update - Partnership Opportunities – École Secondaire
Publique Milles-Îles and École Secondaire Catholique Sainte-
Marie-Rivier

Council Strategic Plan Alignment:

Theme: 5. Drive Inclusive Economic Growth

Goal: 5.7 Foster culture, history, education, arts and recreation (CHEAR).

Executive Summary:

On September 5, 2023 ([Report Number 23-229](#)) Council directed staff to continue to explore partnership opportunities for community and public access to outdoor amenities and indoor theatre at the new combined high school (Milles-Îles and Marie-Rivier in the west end) with the Conseil scolaire de district catholique du Centre-Est de l'Ontario and Le Conseil des écoles publiques de l'Est de l'Ontario. In the time since, staff have met with the school boards and reviewed partnership options of mutual benefit.

Staff are now requesting Council direction to move forward with a proposed partnership that will secure community access to the combined high school outdoor campus as well as the interior theatre and gymnasium space. This partnership would include a municipal financial contribution of \$630,000 that would be used to fund the completion of the outdoor amenity spaces – including site landscaping and a multi-use recreation field including a long-jump and an exercise track (Exhibit A).

February 20, 2024

Page 2 of 6

Recommendation:

That Council approve a contribution of \$630,000 towards the development of the outdoor amenities near the north end of École Secondaire Publique Milles-Îles and École Secondaire Catholique Sainte-Marie-Rivier with Conseil scolaire de district catholique du Centre-Est de l'Ontario and Le Conseil des écoles publiques de l'Est de l'Ontario as part of the partnership described in Report 24-084, and to be funded with \$91,350 from the Municipal Capital Reserve Fund and \$538,650 from Development Charges; and

That the Mayor and Clerk be authorized to execute any documents or agreements with Conseil scolaire de district catholique du Centre-Est de l'Ontario and Le Conseil des écoles publiques de l'Est de l'Ontario for the contribution for the development of the outdoor amenity and shared use of the outdoor amenities and indoor theatre at École Secondaire Publique Milles-Îles and École Secondaire Catholique Sainte-Marie-Rivier in a form satisfactory to the Director of Legal Services.

February 20, 2024

Page 3 of 6

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Jennifer Campbell,
Commissioner, Community
Services**

ORIGINAL SIGNED BY CHIEF

ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	
Desirée Kennedy, Chief Financial Officer & City Treasurer	

February 20, 2024

Page 4 of 6

Options/Discussion:**Background**

On September 5, 2023 ([Report Number 23-229](#)) Council directed staff to negotiate with Conseil scolaire de district catholique du Centre-Est de l'Ontario and Le Conseil des écoles publiques de l'Est de l'Ontario on partnership opportunities for public access to the outdoor amenities and an indoor theatre at the new combined high school École Secondaire Publique Milles-Îles and École Secondaire Catholique Sainte-Marie-Rivier.

As outlined in [Report Number 23-229](#), the cost to construct the school site was higher than expected and the school boards were not able to complete the outdoor amenities within the budget remaining. City staff have worked with the school boards to review the uncompleted portion of the school site and to develop cost estimates for the work needed to complete the construction of the outdoor amenities to a standard that would be mutually beneficial. The outdoor amenities that still need to be constructed to complete the outdoor campus include construction of a multi-use recreation field that itself includes a long-jump and an exercise track as well as some site landscaping (Exhibit A).

Proposal and Benefits

The intent of the original partnership proposal in 2018 with Conseil scolaire de district catholique du Centre-Est de l'Ontario and Le Conseil des écoles publiques de l'Est de l'Ontario was to establish a unified public access campus for residents given that the school site is next to the City park, Gerard Hunt Memorial Park.

The north third of the school site is currently an uneven dirt area. Staff recommend that Council approve entering into a partnership with the two school boards to complete this portion of the campus and that this partnership include a Municipal contribution of \$630,000. This contribution would be funded 85% from Development Charges and 15% from the Municipal Capital Reserve Fund. The total cost of the project is anticipated to be \$1,170,000 with the City contributing just under 54% toward the total project cost. The school boards' contribution will be \$540,000 which is the total of the budget remaining on the combined school project. The school boards would lead the construction of the campus and associated amenities.

Assisting the school boards to complete a unified public access campus around the school is of benefit to the surrounding community as a functional extension of the adjacent City park, Gerard Hunt Memorial Park, with the benefit of community access to a recreation field and paved (asphalt) walking track. The proposed terms of the agreement would permit community access for 20+20 years to the outdoor campus, outside of school hours and generally defined as weekdays after 5 pm, weekends and summer. Campus access would include all amenities, paths, basketball, parking, field, track and landscape (but not the primary school playground area). Also included would be community access to the interior theatre and gymnasium outside of school hours but within standard operating hours. Access to the theatre and gymnasium is beneficial to the community and aligns to strategic intents within the Culture Plan, the Recreation Master Plan as well as the Council endorsed Music and Creative Industry strategies.

February 20, 2024

Page 5 of 6

The former indoor theatre at Ecole secondaire catholique Marie-Rivier was under different ownership and available for public/community access and use, and the proposed partnership would secure continued public/community uses of the new theatre.

Any formal bookings of the shared school spaces (indoor and outdoor) would be completed through the schools' booking system. In all cases, reasonable periods of closure for maintenance, security, unplanned interruption, etc. would be permitted. Through this partnership the City is not responsible for maintenance, enforcement or liability of the shared school spaces, similar to other school partnerships such as with LaSalle Secondary School.

Climate Risk Considerations

Natural sports fields improve climate resiliency by enhancing stormwater management with increased infiltration and reducing solar radiation as compared to other surfaces. Although the paved track and the process of constructing the field would create greenhouse gas emissions, over the long-term the impacts are mitigated through reduced need for field maintenance, as well as reduced need for the local community to drive for recreational field access or use of an even walking track/running surface.

Indigenization, Inclusion, Diversity, Equity & Accessibility (IIDEA) Considerations

Access to a recreational field, including a paved track within walking distance to existing residents helps create barrier free community gathering spaces and acts as a functional extension of the adjacent City park. Community use of the interior theatre and gymnasium space also provides residents opportunities to access theatre and a place to host local community programs and events.

Financial Considerations:

The project cost is expected to total \$1,170,000. The City would need to contribute \$630,000 toward this total project cost in order for the School Boards to be able to complete the project to mutual benefit as described in this report. The City contribution would be funded \$538,650 from Development Charges and \$91,350 from the Municipal Capital Reserve Fund.

Contacts:

Jennifer Campbell, Commissioner, Community Services, 613-546-4291 extension 1377

Other City of Kingston Staff Consulted:

Luke Follwell, Director, Engineering Services

Neal Unsworth, Manager, Parks & Shoreline, Engineering Services

Lana Foulds, Director, Financial Services

Tony Gargaro, Manager, Recreation Services, Recreation & Leisure Services

February 20, 2024

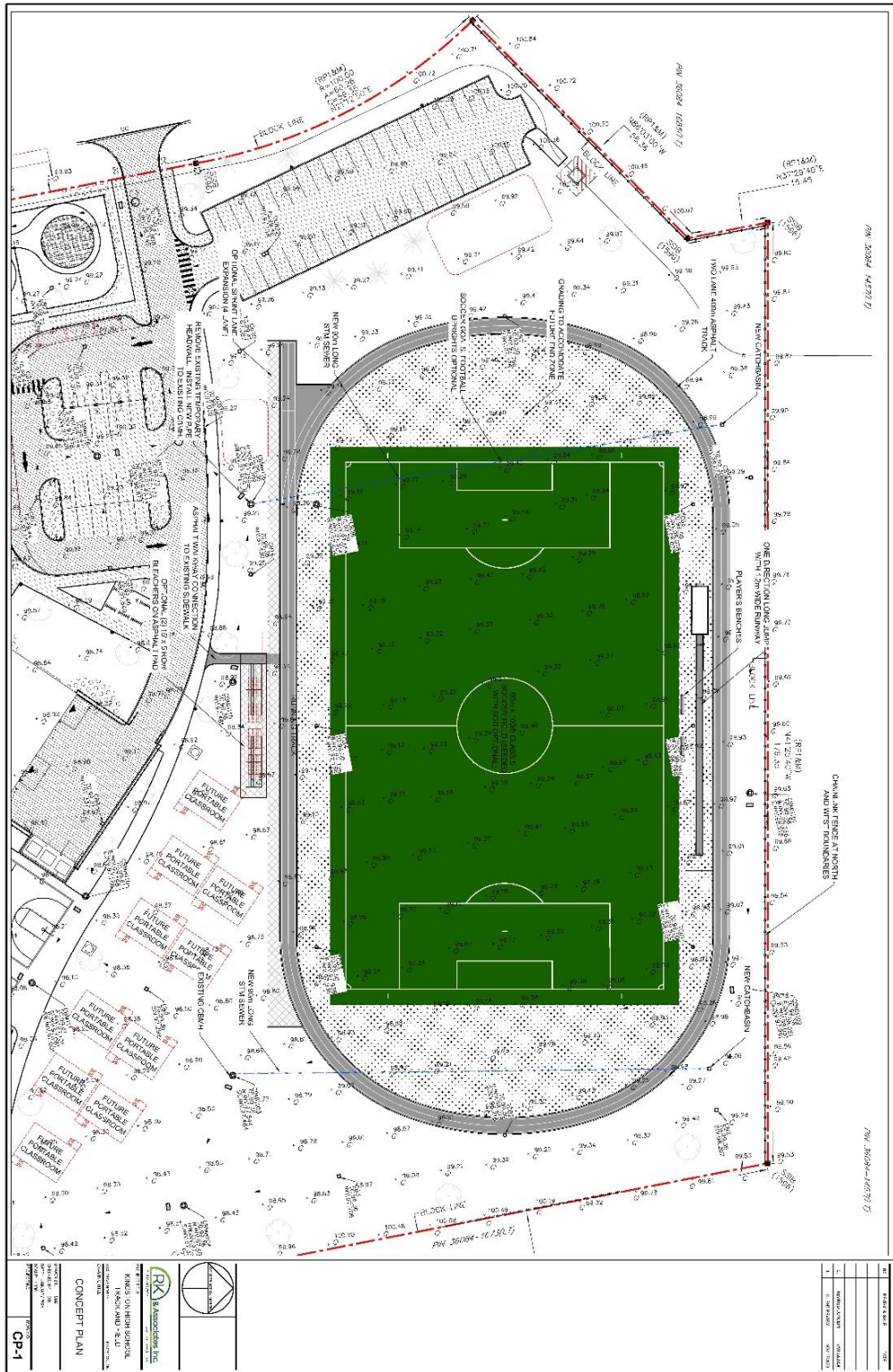
Page **6** of **6**

Danika Lochhead, Acting Director, Arts & Culture Services

Exhibits Attached:

Exhibit A – Proposed Recreational Field Plan

Plan of Sports Field Amenity Proposed



 RA R.A. Associates, Inc. 1111 S. QUINCY AVENUE CHICAGO, IL 60605	PROJECT: TRAVIS MIDDLE SCHOOL TRACK AND FIELD	DRAWING: CONCEPT PLAN	DATE: 11/17/2023	SHEET: CP-1	TITLE: PLAN OF SPORTS FIELD AMENITY PROPOSED
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