



**City of Kingston
Report to Council
Report Number 24-100**

To: Mayor and Members of Council
From: Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services
Resource Staff: Luke Follwell, Director, Engineering Services
Date of Meeting: March 19, 2024
Subject: Crawford Wharf

Council Strategic Plan Alignment:

Theme: 2. Lead Environmental Stewardship and Climate Action

Goal: 2.2 Support climate action and sustainability for residents, businesses and partners.

Executive Summary:

In 2018, the City received funding through the federal Disaster Mitigation and Adaptation Fund for seventeen shoreline projects. The program supports projects that increase community resiliency to climate change. The scope of the Crawford Wharf project includes surface removal and replacement, structural repairs to the wharf walls and accessible improvements.

Macdonald Memorial Park was also included in the 2018 funding approval. While critical shoreline protection measures were completed in 2020, the shoreline and waterfront pathway remain prone to erosion during high water levels.

Staff are recommending the advancement of the Crawford Wharf project and deferral of Macdonald Memorial Park works beyond the current term of Council.

Recommendation:

That Council direct staff to update Kingston's Strategic Plan 2023-2026 priority 2.1.4 to plan and implement the Disaster Mitigation and Adaptation Fund projects for shoreline to include Crawford Wharf and to defer Macdonald Memorial Park.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Brad Joyce, Commissioner,
Infrastructure, Transportation &
Emergency 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 | p.p. | <input checked="" type="checkbox"/> |
| Jennifer Campbell, Commissioner, Community Services | | <input checked="" type="checkbox"/> |
| Neil Carbone, Commissioner, Corporate Services | | <input checked="" type="checkbox"/> |
| David Fell, President & CEO, Utilities Kingston | Not required | |
| Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives | Not required | |
| Desirée Kennedy, Chief Financial Officer & City Treasurer | | <input checked="" type="checkbox"/> |

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Options/Discussion:**Background**

In 2018, the City applied and was approved for federal funding through the Disaster Mitigation and Adaptation Fund (DMAF). Crawford Wharf (Wharf) was one of seventeen shoreline projects included in the approved application.

In 2021, underground work was undertaken to bring water and sanitary servicing lines down on Brock Street from Ontario Street to the Wharf. The wastewater pipe was terminated at the start of the Wharf (west end) in anticipation of future servicing work to extend the line onto the wharf to provide direct pump-out for the boats and to provide service to the restaurant patio operated by Kingston and the Islands Boat Lines. With relative low cost and ease, the water line was extended up onto the wharf to provide the boat operators with direct water access. With the upcoming work planned, the sanitary lines will be brought through the Wharf and the water lines reconfigured.

In 2022, some electrical servicing upgrades were completed from Ontario Street to the Wharf with further work required as part of this project. The electrical work was also to provide better utility servicing to the boat operators and a better experience for visitors to Crawford Wharf. Staff retained the services of Riggs Associates Ltd. to complete an updated condition assessment to inform the future DMAF work. This work included in-water inspections of the Wharf walls and additional site surface investigations (minor excavations) in the fall of 2023.

Analysis

The condition assessment and site investigations have started to inform the detailed design of the structural rehabilitation of the Wharf. It is expected that the design phase of the project will be completed by late Q3 2024 with construction procurement to follow shortly thereafter. The project's design scope includes the following elements:

DMAF Eligible Costs:

- Surface removal and replacement
- Structural repairs to Wharf walls
- Ramp infilling

Non-Eligible for DMAF Costs:

- Water and sanitary servicing along the Wharf
- Lighting and electrical upgrades
- Surface features such as benches and furniture
- Public washroom access (under consideration)

To ensure continued use of the Wharf between May and October the project is scheduled to occur over two construction phases. Phase one would take place from December 2024 to April

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2025 and may have temporary holdover elements to allow for Crawford Wharf operation for the 2025 season. Phase two would then take place from December 2025 to April 2026 and be completed in time for the 2026 Crawford Wharf season.

Public and Stakeholder Engagement

The intent of the project is to perform needed structural modification and repairs to the Crawford Wharf that are eligible for DMAF funding. The project is not intended to be a user experience enhancement project but some basic surface elements can be included as part of the work, and will provide the base elements for future activations. The surface features plan will be shared through the Get Involved platform as staff will be seeking feedback and comment on resting areas to meet the Accessibility for Ontarians with Disabilities Act.

Staff will continue to engage with key stakeholders including, but not limited to, Kingston Destination Group and users of the Wharf (Operators) to minimize impacts to their operations during the two-year work windows. Discussions to date have provided staff with pertinent feedback from Operators that, using this opportunity for construction, can enhance service delivery such as sanitary and water lines, electrical upgrades, and a public washroom however these do not qualify for DMAF funding and will be paid from the 2024 & 2025 approved capital budget. Staff will also work with Tourism Kingston to activate the Wharf as before.

Since 2020, Kingston Destination Group has evolved their food and beverage offering. The first iteration was in response to the impact on their operations at the onset of COVID-19, in summer of 2020. Although they were unable to operate their cruises, they were able to use their patio for seating and leverage the washrooms on their boat for patrons. In subsequent years, when their boats were in operation, they were not able to rely on the boats facilities, so they rented a mobile restroom trailer to meet the requirements of the liquor license. They have since expressed the desire for a permanent restroom solution that would require the installation of a sanitary service to their licensed area. Through the engagement process these requirements, as well as associated costs, will be better understood and defined. The City is interested in having a washroom at this location that would be available for use by any and all visitors to the Wharf. The license for Kingston Destination Group (specifically Kingston and the Islands Boat Lines (KIBL)) expires in 2025; the result of this engagement process will inform a new license and will be reported back to Council with proposed terms for the agreement.

Climate Risk Considerations

Structural repairs of Crawford Wharf and shoreline protection measures at Macdonald Memorial Park are both projects supported by the federal Disaster Mitigation and Adaptation Fund. The program supports projects that increase community resiliency to climate change. While critical shoreline protection measures at Macdonald Memorial Park were completed in 2020, the shoreline and waterfront pathway remain prone to erosion during high water levels. To advance the Crawford Wharf project, deferral of Macdonald Memorial Park works beyond the current

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term of Council is recommended to allocate the required staff resources. Under current DMAF obligations, Macdonald Memorial Park will need to be complete by 2031.

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

The Wharf currently includes several surface mounted services, pipes, and two underutilized ramps to the waters edge. These will be eliminated as part of this project to improve the overall accessibility and safety (trip hazards) of this public space. Surface features such as benches and rest areas will increase the usability of the space for all users.

Financial Considerations

The Engineering Services approved capital budget for the Crawford Wharf project currently includes \$1.35M for the DMAF eligible costs and \$700K MCRF for the non DMAF eligible costs for phase one. Phase two includes \$1.35M DMAF and \$700K to be considered as part of the 2025 budget. Total project costs are \$2.7M DMAF (with 40% funded from the Federal Government) plus \$1.4M funded from MCRF.

Contacts:

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Other City of Kingston Staff Consulted:

Brandon Forrest, Director, Business, Real Estate & Environment

Lana Foulds, Director, Financial Services

Speros Kanellos, Director, Facilities Management and Construction Services

Neal Unsworth, Manager, Parks & Shoreline

Matt McCombs, Project Engineer, Parks & Shoreline

Dan Franco, Projects Engineer, Major Projects Office

Amy Elgersma, Manager, Recreation Facilities

Exhibits Attached:

None