



# KINGSTON'S WATERFRONT MASTER PLAN

**Connections • Access • Enhancements**

**Presented to the City of Kingston by**

thinc design

Mehak, Kelly & Associates Inc.

MacIntosh Perry Consulting Engineers Ltd.

Shoreplan Engineering Limited

Rogers Trainor Commercial Realty Inc.

Cunningham, Swan, Carty, Little & Bonham LLP

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280 kilometers of shoreline. 6 focus areas. one vision.



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## Waterfront Groups/ Associations

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- Brigantine St. Lawrence
- Cataraqui Canoe Club
- CORK Sail Kingston
- Cycling-Eco-tourism
- First Nations
- Friends of Phoebe
- Frontenac Condo Corp #40 (Elevator Bay Townhouses)
- K&P Trail
- Kingston Coalition for Active Transportation (KCAT)
- Kingston Field Naturalists
- Kingston Rowing Club
- Kingston Yacht Club
- Kiteboarders
- Marine Museum of the Great Lakes
- Model Yachting in Kingston
- Preserve Our Wrecks
- Rideau Trail
- Scuba Divers

## Working Group Members

- Mary Farrar (Friends of Kingston Inner Harbour)
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## Technical Agencies

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- Kingston Environmental Advisory Forum (Viviane Paquin, Roger Healey)
- Municipal Accessibility Advisory Committee (Lorraine Farrar)
- Kingston, Frontenac and Lennox and Addington Public Health (KFL&A) Public Health (Jennifer Hroch, Stephanie Sciberras)

## City Councillors

- Laura Turner (District 4)
- Liz Schell (District 5)
- Rob Hutchison (District 11)

## City Staff

- Neal Unsworth (Manager, Parks Development)
- Kris Hebert (Project Coordinator, Parks & Open Space Planning)
- Greg Newman (Manager, Policy Planning)
- Jason Budd (Senior Planner, Planning and Development)
- Debbie Miller (Communications Officer)

## Consulting Team

- thinc design (Mike Tocher, Peter Heyblom, Audrey Fung, Katie Brown and Trish Clarke)
  - Mehak, Kelly & Associates Inc. (Mary Catherine Mehak)
  - McIntosh Perry Consulting Engineers Ltd. (Adam O'Connor, Mark Priddle, Victoria Coates, Mark Snider)
  - Shoreplan Engineering Limited (Milo Sturm, Jane Graham, Bruce Pinchin)
  - Rogers Trainor Commercial Realty Inc. (Gary Croke)
  - Cunningham, Swan, Carty, Little & Bonham LLP (Robert Tchegus, David Munday)
- + Other members of Kingston's community who provided their input throughout the consultation process including attendance at public meetings and feedback on-line.

# Executive Summary

Kingston has over 280 kilometres of both rural and urban shoreline under both public and private ownership. There is a strong desire within the Kingston community to improve access to the water and enhance opportunities for all types of recreation. A plan is needed to guide decisions on waterfront improvements and provide a long term vision for Kingston's waterfront.

## Study Area

The planning of the waterfront has been organized into six focus areas. These six areas are divided into areas of similar landscape units as well as organized into urban and rural.

1. Cataraqui (LaSalle Causeway North to Kingston Mills) – 42 km;
2. Rideau Canal (North of Kingston Mills, Colonel By Lake, Loughborough Lake, and Collins Lake) & St Lawrence (Treasure Island East) – 172 km;
3. Lake Ontario West (Collins Bay to Elevator Bay) – 34 km;
4. Lake Ontario Central (Elevator Bay to Simcoe Street) – 10 km;
5. Lake Ontario Central (Simcoe Street to Wolfe Island Ferry Terminal) – 4 km; and,
6. St. Lawrence (LaSalle Causeway to Treasure Island) – 18 km.

## Study Process

Over an 18 month time-frame, the public consultation process comprised of three concurrent streams: general public activities/events, meetings/interviews with stakeholders, and communication and outreach vehicles which included:

- 13 working group meetings;
- 9 public meetings / open houses;
- 6 on-line chats;
- 13 waterfront user group interviews;
- 47 meetings/discussions with stakeholders,
- Surveys; and,
- a variety of on-line and social media platforms including media releases, the City's project website, interactive waterfront story map, Facebook, twitter, posters and letters to waterfront land owners.

As a planning tool, the use of focus areas allowed the process and study team to concentrate on one section of Kingston's waterfront at a time. For each Focus Area the design team gathered data, assessed conditions, and proposed waterfront improvements. Community meetings were organized around each Focus Area allowing those interested in a particular area of the waterfront to attend meetings and direct their input accordingly.

The consultation and planning process concentrated on three core mandates: Connections, Access and Enhancements.

## Connections

Capitalize on opportunities for existing and new linkages to improve the overall connection of waterfront spaces for all people.

## Access

Manifest the spirit of engagement with water and increase access to elements such as water, nature, and recreation for all people.

## Enhancement

Enhance and protect both the terrestrial and aquatic environments.

From these core mandates ten key elements of Kingston's waterfront became evident which should be applied as layers in the planning, design, and implementation process in all waterfront projects. These include:

1. Engaging the Waterness: Recognizing water as a critical aspect of all life from a physical, social, emotional and spiritual connection.
2. Back is the New Front: Change the focus of development to create a front edge to the waterfront that is exciting and inviting.
3. May I Enjoy the Waterfront too?: Create a waterfront that is for all users by providing access and amenities throughout Kingston for all seasons and a full range of activities.
4. Engage the History/ Promote the Culture: Create opportunities for art and culture into the waterfront experience with space for ceremonies and celebrations to experience the reverence and opportunity of water.
5. Are You Listening?: Create a culture of engagement with the community as a core component of all project work; and reach out and encourage engagement from all segments

of the community through alternative methods of engagement.

6. We Want More Access to the Water!: Increasing waterfront activity as a positive goal with significant spin-off benefits.

7. Protecting The Waterfront Ribbon: The waterfront edge is a continuous ribbon of greenspace adjacent to the bluespace. The protection of this critical terrestrial and aquatic habitat needs to be integrated into all waterfront planning.

8. Elevate the Water Experience: Waterfront is a place where experience is intrinsic to location. This required need for experiential quality is universal across multiple interests, user groups and expectations.

9. Will I Feel Safe?: Improved access and encouraging use of the waterfront is a positive goal. Improved access has a number of spin-off benefits including safety.

10. Maintainable: An important criterion to any project is how the project is maintained following construction.



## Waterfront Projects

Emerging from the consultation and planning project were 138 projects spread across the six Focus Areas.

### Urban Waterfronts (FA1, FA3, FA4, FA5, FA6)

- Approximately 108 kilometres of waterfront within Kingston's urban boundary;
- 120 projects;
- Intent is for full connectivity from Collins Bay to Treasure Island; and,
- 'Full Connectivity' means a physical connection via an on or off road path connection.

### Rural Waterfronts (FA2)

- Approximately 172 kilometres of waterfront outside of Kingston's urban boundary;
- 18 projects;
- Intent is to provide nodal connectivity to waterfront at key destinations; and,
- 'Nodal connectivity' is waterfront access at key locations and may include picnicking areas, boat launches, trails and waterfront viewing.

### Focus Area 1

Thirty seven projects have been identified in Focus Area #1 which extends from the LaSalle Causeway north to Kingston Mills on both sides of the Cataraqui River. This Focus area has the distinction of being urban at the south end transitioning to a more rural character at the north end.

### Focus Area 2

Eighteen projects have been identified in Focus Area #2 extending from Kingston Mills Locks to Broads Bay along the Rideau Canal and from Treasure Island East to the eastern boundary of Kingston on the St. Lawrence River. Little Collins Lake and Loughborough Lake are also included in this Focus Area which is centred around the rural waterfronts of Kingston.

### Focus Area 3

Twenty seven projects have been identified in Focus Area #3 extending from Collins Bay to Elevator Bay along the western portion of Kingston's Waterfront on Lake Ontario.



*Figure 1: Lemoine Point Conceptual Rendering*



*Figure 2: (top) Richardson Beach Conceptual Rendering*  
*Figure 3: (middle) Confederation Breakwater Conceptual Rendering*  
*Figure 4: (bottom) Confederation Park Conceptual Rendering*

**Focus Area 4**

Thirteen projects have been identified in Focus Area #4 which extends from Elevator Bay to Emily Street on Lake Ontario just west of downtown.

**Focus Area 5**

Twenty four projects have been identified in Focus Area #5 which is the Downtown Core of Kingston. This focus area extends from Simcoe Street to the Wolf Island Ferry Terminal.

**Focus Area 6**

Nineteen projects have been identified in Focus Area #6 which extends west of downtown along the shoreline of Lake Ontario and the St. Lawrence. A large proportion of this Focus Area are lands under ownership of the Department of National Defense and private estate residential.

## Implementation

Implementing Kingston's Waterfront Master Plan is a significant undertaking in regards to capital funding and City staff resources. It will also require coordination and participation with other waterfront landowners and stakeholders to have the proposed vision become reality.

A strategy to negotiate land access with private land owners is proposed. The process is one of relationship building over time using a variety of land access tools which respects the rights of private land ownership and provides a wide range of options for land owners to work with the City to allow access.

A key consideration for implementing the plan includes prioritizing the 138 projects to help determine the appropriate sequence for implementation. To assist with prioritizing projects, a matrix was developed to score each project. Information on waterfront planning best practices, community input, ownership/land access potential, required partnerships, approvals, and project costs were used in this evaluation process.

Costs for each of the projects was then estimated to help understand the budget implications of the various projects. The matrix scoring and cost information was then used along with other factors such as project dependencies, and land access, to help determine the appropriate implementation sequence.

The result is a project forecast for a thirty year period. This forecast can be used by staff to understand the staff and financial resources required to implement the plan.

## Document Organization

This plan is organized into three volumes and six appendices. It is intended to be a living document that can be used to track progress of the implementation of the waterfront. It should be used by City staff to help plan and implement the 138 waterfront projects.

**Volume 1: Background**

The first half introduces the project, provides the context for the plan and summarizes the community engagement process with more detail provided in Appendix A. The second half

discusses the key findings from the inventory and analysis which informed the plan.

### **Volume 2: Master Plan**

The Vision and Waterfront Code are discussed, followed by applicable waterfront policy. The proposed projects for each of the six focus areas is then introduced with the detail provided in Appendix B.

### **Volume 3: Implementation**

This section gives the details of how the implementation sequence for the 138 projects was determined using the priority matrix, costing, and other criteria to forecast the project roll-out over a 30 year time-frame. This section also discusses the land access strategy with recommendations regarding process and tools that can be used to gain access to privately held parcels over the long term. Details on implementation specifics on the matrix, project costing and land access are provided in Appendices C, D, E and F respectively.

### **Appendix A: Community Engagement**

This appendix provides more details on the public engagement materials and results including presentation panels provided at the June 24th, 2015 open house.

### **Appendix B: Project Sheets**

Each of the 138 projects have a project sheet which includes a description of the project, a design sketch, identifies recommended improvements, project risks and challenges, and specific details such as size, ownership, project partners, budget, priority ranking and associated initiatives.

### **Appendix C: Priority Matrix**

The first section provides an overview of the matrix and the 37 criteria used to assess each of the 138 projects. This is followed by the completed matrix with individual scores under each criteria

### **Appendix D: Cost Assumptions**

This appendix provides more details on the assumptions used to cost each project.

### **Appendix E: Project Forecast**

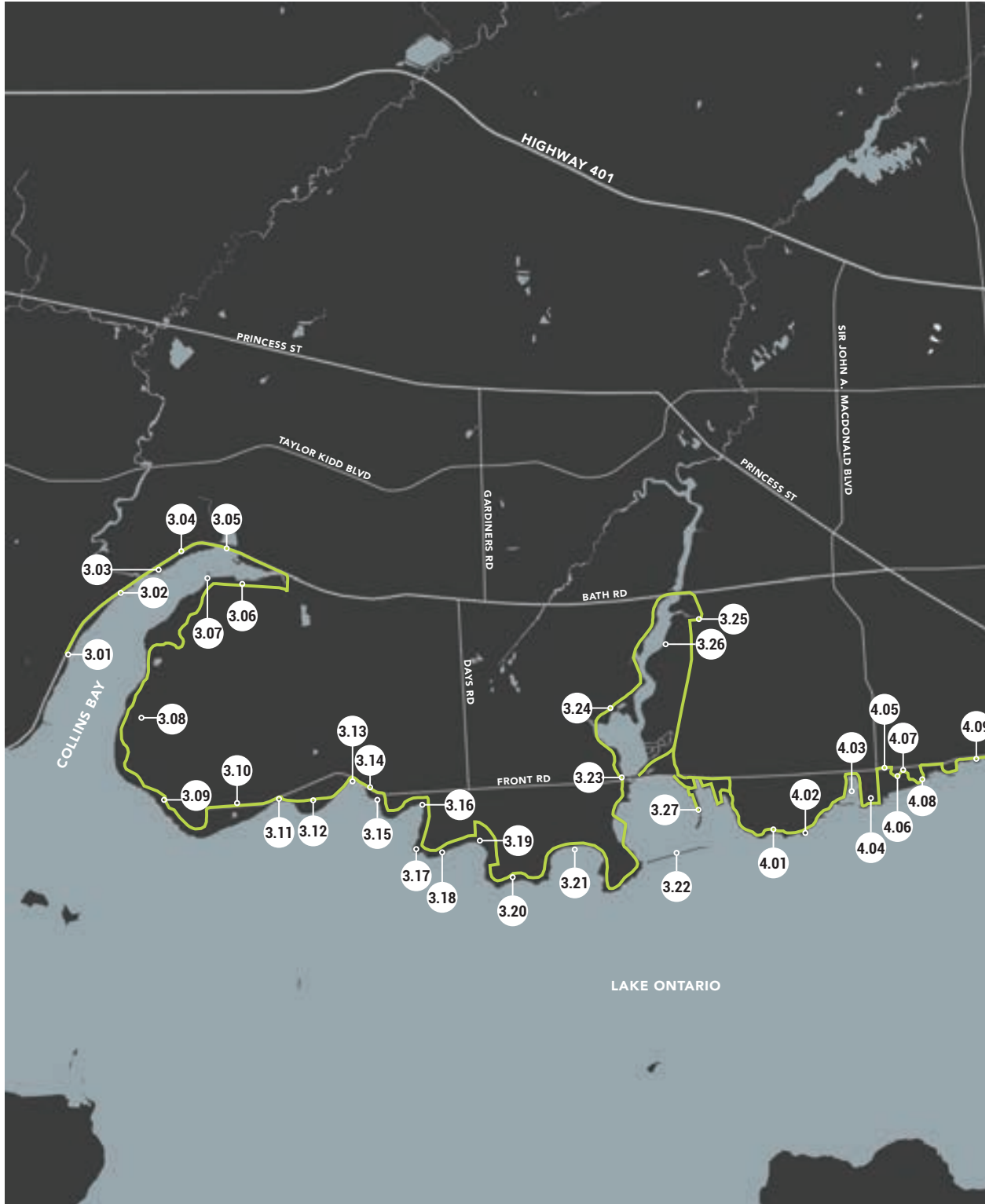
This appendix organizes the 138 projects into lists based on viability and implementation stream.

### **Appendix F: Land Access**

One hundred and three privately owned parcels are identified in this section for which the City may consider negotiating access to implement the plan. The information is provided in table format with associated mapping to identify the location of the parcels



Figure 5: (top) Delta Hotel Conceptual Rendering  
Figure 6: (middle) Behind Landmark Conceptual Rendering  
Figure 7: (bottom) Fort Henry Conceptual Rendering



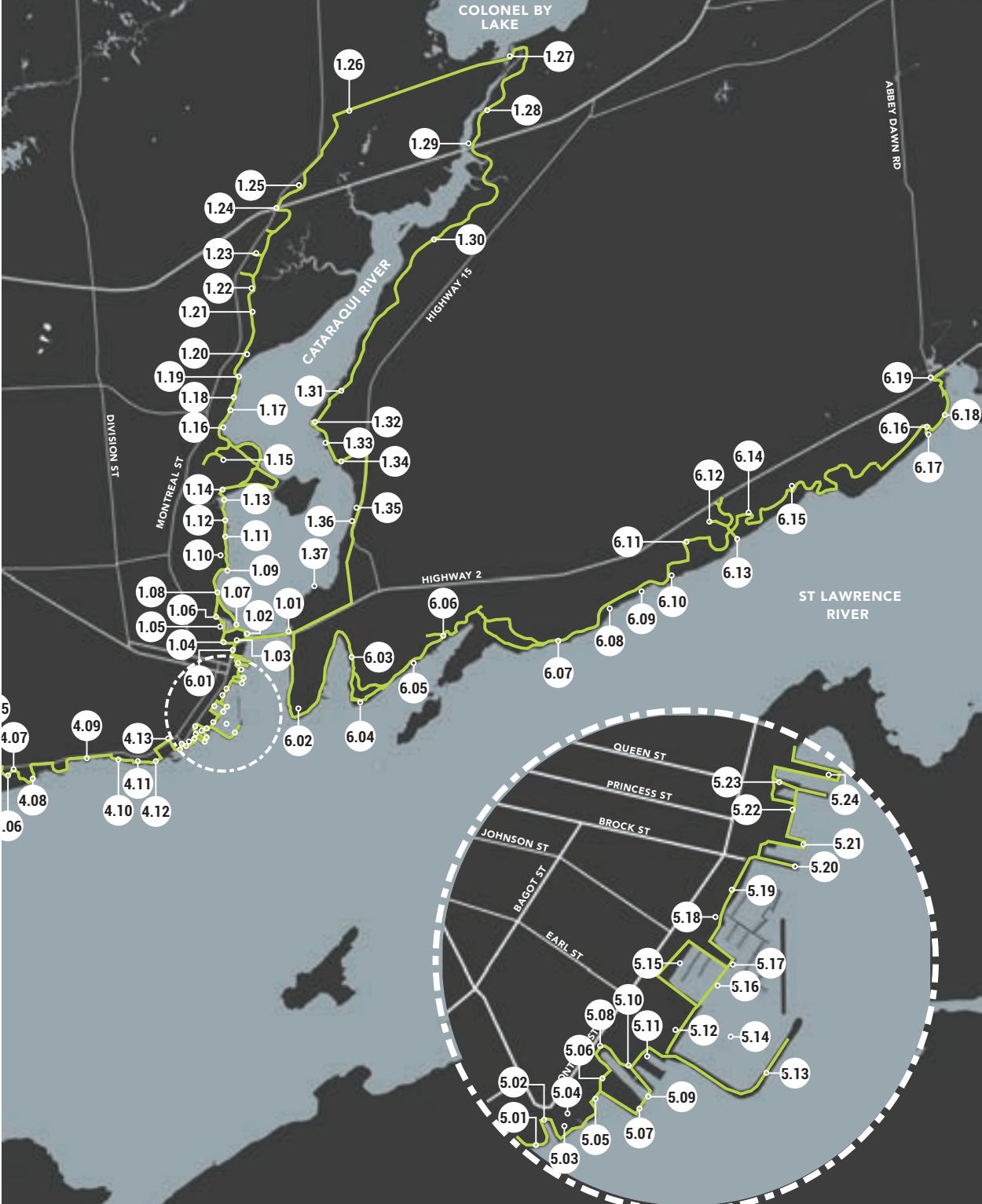


Figure 8: Proposed Project Locations





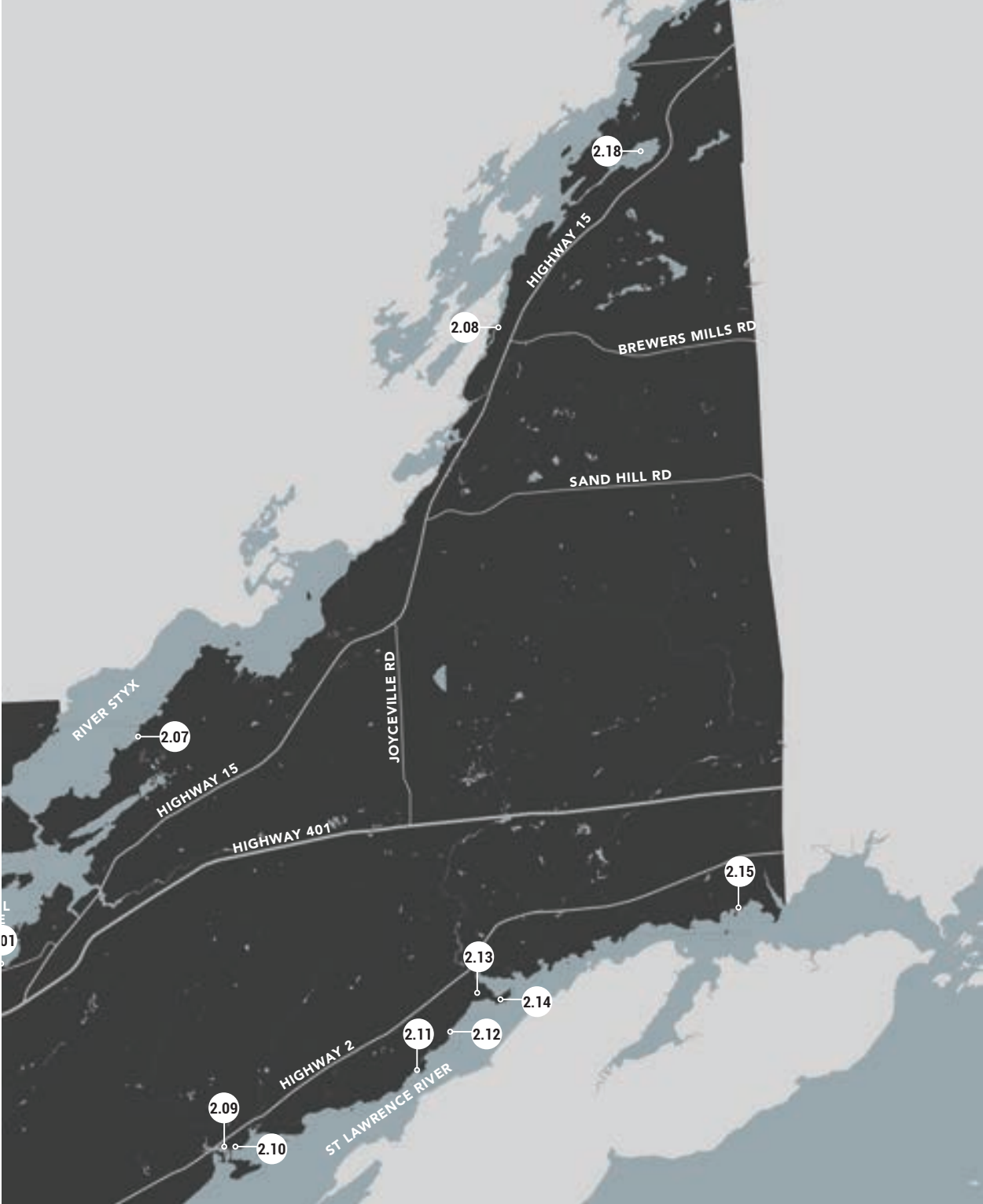


Figure 9: Proposed project locations

