

**KINGSTON INNER HARBOR (KIH)
REDEVELOPMENT STUDY AND CONCEPT PLAN**

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Executive Summary

Kingston' Inner Harbor (KIH) area is deteriorated in both its form and function, though it is located less than half a mile from the vital downtown commercial core and the downtown harbor area. The systemic and long-term deterioration of the inner harbor not only depresses the residents in that area, but also negatively impacts efforts at improving the entire community. Thus, a planning concept and vision for Kingston's Inner Harbor is both warranted and overdue. However, the actual redevelopment of KIH land is very complicated as a large portion of KIH lands are identified as brownfields, i.e. abandoned, underutilized or idled industrial sites. Therefore, this report addresses the question: How can we direct the redevelopment of Kingston Inner Harbor area? What an amenity and vital community should be?

To answer the questions, this report collected and analyzed a variety of KIH's data; identified all the problems impeding the redevelopment of KIH and the opportunities for its revitalization; developed planning policies and strategies to deal with each problem identified; and created a concept plan that aimed to make KIH a revitalized community with more recreation opportunities and enjoyable activities for all the local residents and tourists.

KIH redevelopment problems investigated in this report involves following topics: land use, landscape, environment, policy, and brownfields issues. Land use problems include: lack of retail commercial, large portion of vacant and idled land, decreased opportunities by segregated ownerships, and reduced potential for land development by public ownership. Landscape problems include: concentration of low-quality buildings, poor road condition, and lack of public facilities. Environmental problems include: a fragile ecosystem, flooding risk, and pollution. In terms of policy it investigated the problems in Official Plan and Zoning By-law, which include: weak reflection of existing compatible

land use requirements, disturbance by arterial commercial to the community, incomplete Community Improvement Area (CIA), implicit residential density requirement on Davis Tannery site, and incompatible industrial use. Brownfields problems include: high costs of remediation, lack of contamination information, large number of tax arrears, and provincial environmental policy barriers.

Against the problems identified, the report presented the recommendations to planning policies and the concept plan, which set up a comprehensive framework for KIH redevelopment. It expects to approach the goals and objectives of this study with the recommended changes to policies and the tools in the concept plan. Policy recommendations include: changes to planning policies, more efficient use of public lands, land acquisition and assembly; protect KIH environment and encourage sustainable development, improve KIH landscape quality; encourage brownfields redevelopment by removing all barriers with incentive policies. The concept plan focuses on shaping KIH with much detailed ideas on land use, road and transportation organization, urban design, and facility planning. The concept plan recognized the role of urban design in improving KIH's visual and spatial quality; based on the recommended policy principles, the concept plan created two nodes in KIH, which intended to make them become the attractive destinations to either residents or tourists, and contribute to KIH's revitalization.