# The Corporation of the Town of



# KINSMEN BUILDING ADVISORY PANEL MEETING AGENDA

Held on Thursday March 10<sup>th</sup>, 2022 at 4:00PM at the Kinsmen Building located at 400 Stone Street North

1.	Facility Tour – 4:00 to 4:15 PM
2.	Call Meeting to Order
3.	Disclosure of Pecuniary Interest & General Nature Thereof
4.	Public Question/Comment
5.	Disclosure of Additional Items
6.	Presentations by Staff (Others) – Orientation: Clerk to address Panel Roles and Responsibilities, Code of Conduct, Terms of Reference, etc.
7.	Appointment of the Chair – Clerk to provide direction in accordance with Terms of Reference
8.	Correspondence
	Gananoque Library Board Request and Support
	2. Future of Kinsmen Building 🛭
	3. Community Letters of Support for Thousand Island Youth Boxing Club
9.	New Business/ Reports
	1. Establish Future Meeting Dates/Times
	2. Review and Discussion of Background Reports
	Discussion of Panel Scope/Parameters     Potential Options: Sell; Keep for Municipal Use; Keep and rent for non-municipal use; Demolish and convert to Park  Subsidized Cost Pagevery Profit Congretor?
	<ul> <li>Subsidized, Cost Recovery, Profit Generator?</li> <li>Invited guests/experts – YMCA, United Way, others</li> </ul>

10.	Discussion of Additional Items
11.	Next Regular Meeting – To be determined
12.	Questions from the Media
13.	Adjournment

25th January 2022

Mayor Lojko & Council,

## Kinsmen Hall

In in February 2021 a group from the library visited the Kinsman Hall to determine whether it would be a suitable location for the library. The report (attachment #1) was sent to Council stating that we were interested in looking at the possibilities of a move but that certain underlying structural issues needed to be assessed first.

We have now renewed our interest in that move.

# **Proposal**

Libraries around North America are re-inventing themselves as Community Hubs.

We suggest that the Library move into the Kinsmen Hall as the anchor and both increase the range of services the library offers, and provide an administrative centre for other community based activities catering to groups of all ages, abilities and interests.

We have attached (#2) list of the pre-covid activities that the library provided and a second (#3) list of possible activities within the Kinsman Hall that could be provided either by the library or other interested groups in Town.

The location and building layout (#4 layout) would be very attractive to these range of activities.

The building has ample parking, a fenced outside area that was used for nursery school and the areas adjacent to the river could be used for a variety of outdoor activities.

# Administration

A multi-use Facility such as this needs an effective ongoing administration. We would suggest that this could be provided by the library staff, augmented if necessary.

This could include all aspects of facility maintenance and operation. This would avoid that burden being placed on town staff.

# Governance

We would suggest that the facility be operated under a Board which would be appointed by Council and operate under both the Public Libraries Act and the Municipal Act.

The Board would be responsible for the preparation of an annual budget both operating and capital, which would be submitted to Council for approval. The Board will ensure that the facility is operated within the budget and report quarterly to Council on activities and financial performance.

Gananoque Public Library currently operates as a semi-autonomous entity, and as such can apply for grants and accept donations. We would suggest that the Board of Kinsman Hall, operating under the Public Libraries Act, could operate in exactly the same way.

# Next Steps

We understand that there is some discussion regarding the sale of the building and waterfront. In our view sale of waterfront property would be a major disservice to the residents of this town without a very careful consideration of alternates.

We propose that an ad hoc working group is set up by Council with representation from Council, the Library, and from other interested parties.

This group would be fully charged with developing this proposal. This would include implementation and operating plans, timetables and all the costs and budgets associated with the plans.

Chris McDonald

Member Gananoque Library Board

Chris McDanard

CC.

CAO Fournier Clerk Penny Kelly Library Board

#### Attachment #1

210205

5<sup>th</sup> February 2021

Mayor Lojko,

## Kinsmen Hall

A group from the library visited the Kinsmen Hall on Tuesday 2<sup>nd</sup> February. Within the group we had expertise on building design, structure & modification.

We were shown around by Kari Lambe & Robert Kennedy.

This group met subsequently & concluded that the Library was interested in the possibility of moving into the building but there were some important concerns that the Town should be prepared to address before we went any further.

# • Underlying Structure:

The Kinsmen Hall was built about 1982. It was built partially on an area locally known as the 'Punch Bowl' which was filled land dating back to the 1970's.

The underlying structure is 'Slab on Grade'. There is some evidence that the slab has subsided on the western corner of the building. In addition, we were told that the riverbank is only a few feet from this area & that the bank is eroding.

An engineering assessment would be required to determine the stability of the underlying Soils/Fill. This would possibly require some core sampling. The resolution to this problem would likely be the need for sheet piling along this western corner of the building to stabilize the structure.

Had the structure been built in recent years sheet piling would have been required by code to provide stability on filled lands.

#### Roof.

We were given a copy of the building assessment done by the CBO.

The roof is steel & the design is complex. Apparently, there is some leakage. Leaks in roofs of this nature are notoriously difficult to identify & repair. It would probably need the roof sheets to be removed until the source of the leaks was found, & then replaced.

#### • Freehold.

We understand that the Town does not have a clear title to the building. The building was erected partially on land owned by Ottawa Hydro (successor to Gananoque Light & Power). We were told that this issue is close to resolution.

#### AODA.

The building dates back before the AODA.

The washrooms would need to be updated to meet compliance as would the doorways. There might be other changes needed. Grants might be obtained but a clear title is generally needed.

# • Fire prevention.

We were unsure if the building met all the fire codes, particularly with regard to sprinklers. This would need to be verified.

#### • Kitchen.

We were unsure if the kitchen would meet current Health Standards. This would need to be verified.

• Other items listed on the CBO report should be noted.

We have attached a picture which illustrates the area well.













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Explore

Contribute Updates

We believe that these issues would need to be addressed for <u>any</u> future public use of the building.

Thank you for this opportunity.

Chris McDarard

Chris McDonald Member Library Board

Cc CAO Shellee Fournier Library Team

### Attachment #2

# Current Library Programs (pre-covid)

Storytime 1/ week; children up to 6 years old

Ukulele Jammers; 15 people/ session

Crochet; 5 people

Writers Group; potential authors; 12 people

Scrabble/tournaments

Summer Reading Club programs; TD summer reading program; > 100 attending

March Break programs

Literacy programs

STEM programs/ Online resource program for teenagers

Creating a physical makerspace with arrange of equipment including cricut machine/ all ages/ educational programs

Take and Make Programs/ Kimberly grant/kits to made at home

Stories in the Park/ children

Social Media Workshops/ with bus support network

Technology Training/ iphone/ ipad/ email/ computers

Art Space/ community gallery/VAGA plus others

Homebound Services/book club at Carveth/ shut in book delivery

Book Clubs /10

These are in addition to traditional library services books/videos/computers/ancestry research etc.

# Attachment #3

# Possible Additional Programs at Kinsmen Hall

Community Kitchen

Cooking/Nutrition Classes

Big Brother Big Sisters or Boys & Girls Club/ Youth

Girl guides/ Beavers

Seniors Group Services/ modelled on Kingston Seniors Centre

Euchre, Crokinole, Bridge.

Summer Camps – Frontenac Arch Biosphere / With Summer reading program

Meeting space for community groups such as Service clubs, Probus, Horticultural Society,

Gananoque Choral Society. Art groups, Dance

Weaving / Knitting programs

Makerspace/Fix it club

Language Classes/ for Newcomers/ French for adults

Book Clubs meeting space

Fitness classes/ Yoga

Youth Leadership Training

**Babysitting Training** 

Self Defence Training/ Martial arts

Wellness Training

Health & Safety Training

Art Workshops

Dance Workshops

Language Workshops – ESL, Sign Language, English, Spanish, French

Homework Help

Recreational Lending library. (As B & G Club Bagot St. Kingston)

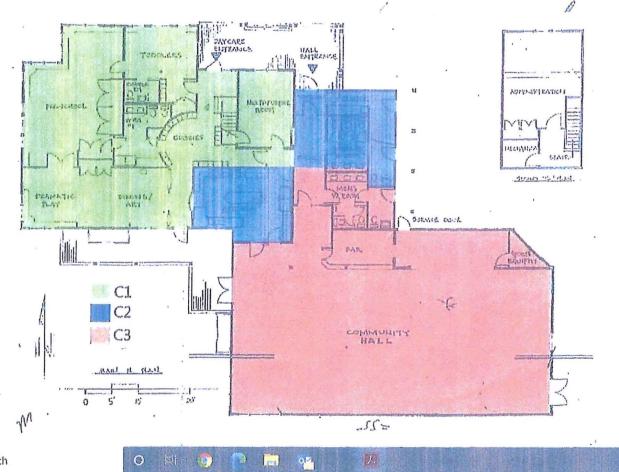
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#### Mayor and Council

You have received a proposal from Chris McDonald, a member of the Gananoque Library board, for use of the Kinsmen Hall. We were among the group of people that Mr. McDonald consulted in preparing his report and as such we received a copy of it.

There has been much talk of a dedicated Seniors centre in the Kinsmen Hall. It seems the assumption is that the programmes and management of that building would magically appear. As well to put the focus on a Seniors only centre is outdated and limiting. People want to gather together for a variety of reasons and functions which are determined by **need not by age.** 

Mr. McDonald's proposal is carefully thought out and would benefit the Town in a number of ways.

- It retains the ownership of the property for the Town of Gananoque along with public access to the waterfront.
- It will provide improved Library facilities key among this will be the opportunity to make the building barrier free for all.
- There is provision of a large community space which is fully accessible for a variety of users.
- The starting point is the **already in place** infrastructure of an active board to oversee the operation and a staff which can coordinate, manage and supervise the common space.
- There is an extensive list of existing organizations/groups, not just seniors, who could use this space.

There is no question that there is a need in Gananoque for space but not just the physical space; accessible space, scheduled and predictable space, managed and maintained space. But more important is the need for programmes. To gather together the many existing programmes and build on those will be key to the success of any facility.

Mr. McDonald's proposal addresses all these needs. We strongly support it.

Jim and Lynda Garrah 456 Garden St. Gananoque 613 382 3323 To: The Mayor of Gananoque Ted Lojko and the Town Councillors Dave Osmond, Dave Anderson, Matt Harper, Adrian Haird, Mike Kench, Dennis O'Connor:

After listening to the last Town Council meeting where the discussion concerning the fate of the Kinsman building was being bantered, I feel compelled to weigh in on the subject and add my voice to the determination.

It is my stance that the Kinsmen building be preserved and continues to be owned by the Town of Gananoque. It is the perfect building to be used for a Seniors/Community Centre or other use where accessibility is an issue. We spent over 4 million dollars to expand our town hall to make it accessible, have upgraded sidewalks and roadways to make them accessible, and installed a ramp at Joel Stone to make swimming accessible. The front of Town Hall is also being renovated with accessibility a main concern. We have witnessed where only five steps off the ground can present barriers to persons with even canes and walkers just wanting to experience shopping or dining. It is my belief that that some councillors don't fully grasp what it is like to live with mobility challenges.

I will have to respectfully disagree with Councillor Osmond's take on the situation that "space is not the issue". Other entities that say they can volunteer space may do so, but only on their own terms. The fear here is that restricted times, unforeseen circumstances, or other activities could easily 'pull the rug out from under' a community program that requires consistency. The Lou Jeffery Arena can only give time that is not "prime", and I would suspect that the Playhouse has to work around rehearsal and play schedules, and the legion has it's own set of times that could restrict it's utilization. And, just because a building adheres to building codes, that alone does not make it user friendly.

The Kinsmen building is also more appealing as a venue – it is waterfront surrounded by parkland, has ample parking, and is perfectly situated for pedestrians and drivers alike. It possesses an aesthetic appearance rather than that of an obtrusive institution and provides both indoor an outdoor space that is conducive to a multitude of diverse activities. To give up this gem would be a travesty for the Town, as well as a constant regret. I would also wager it is worth far more than the 480K price tag put on it – in my opinion a prime piece of waterfront on either river is almost untouchable in today's market.

We, as taxpayers, have spent close to a million on a second rink that will have to see more money poured into it in the next while, almost half a million in new tennis courts, a couple of hundred thousand in a new baseball diamond, and we are already dipping into reserves to finish the town Hall project. The estimated eight hundred thousand over ten years to preserve a building that will bring so much to the

Gananoque community is a small price to pay to have the ability to facilitate community activities, and particularly senior activities.

Will the Kinsmen building ever be able to show a profit for the Town? Probably not any time soon, but nor will the rink, tennis courts, baseball diamond, or the new town square. But for a Town to be short sighted, and sell off its assets to avoid maintenance or the potential pay down of debt may not be the wisest choice right now. I know a deadline of May has been set to review the situation – I would question why there is such a rush to sell the property rather than leaving that decision potentially to a new council. Less haste and more thought is required. Rash decisions seldom can be reversed.

Thank you for allowing me the opportunity to air my concerns.

Yours truly,

**Steve Campey** 

Co-owner/Innkeeper

The Woodview Inn

From: calder.schweitzer

Sent: Tuesday, March 1, 2022 8:44 PM
To: Brenda Guy < BGuy@gananoque.ca>

Cc: Shellee Fournier < SFournier@gananoque.ca>

Subject: Town of Gananoque website contact form submission: Building, By-Law and Planning

RE: The Future of the Kinsmen Building

To whom it may concern,

I learned recently that the future of Gananoque's Kinsmen Building and, by extension, the home of the Thousand Islands Youth Boxing Club is in jeopardy. I wish to voice my support for the boxing club and present an argument to maintain the building as it is.

I have been a member of the boxing club since 2019. In those years of membership, one thing has been abundantly clear - there is no place more welcoming or inclusive in Gananoque. I expected it to be a stereotype, filled only with serious fighters and "gym rats". In truth, men and women of all ages and abilities work out there, and the club's ability to run workouts 4 nights a week and have consistent attendance speaks to it's positive environment. This is a place where everyone feels welcome. The people there are more than folks I work out with - I consider them friends and, more importantly, a community.

The other side of this coin is the public health benefit of having nightly, guided workouts available for a very low price in comparison to similar programs. Thanks to the boxing club my physical health is better than ever, and I am confident that my workouts are effective because the people running them are knowledgeable and helpful. There are few outlets for the same kind of intense physical activity in town.

The boxing club is where I go when I've been inside all day and I need to be social. The boxing club is where I go when I am feeling stressed about work or the state of the world and I need to vent some energy. The boxing club is where I go when I know I need a good workout. The boxing club is my favourite place in this town, and to put it in jeopardy by removing its home would be a great disservice to both the Town of Gananoque and its residents.

Thank you for taking the time to read this letter. Please forward it to the appropriate people. If you wish to speak further about my opinions on the boxing club and why the Kinsmen building should stay, I welcome emails to calder.schweitzer.

With Thanks, Calder Schweitzer Concerned citizen of Gananoque Bryson Diaz 2-10A, Ypres Drive Kingston, Ontario K7K 5K4

February 14, 2022

Town Clerk and Council 30 King Street East Gananoque, Ontario K7G 1E9

Dear Gananoque Town Clerk and members of the Council,

My name is Bryson Diaz and I am 14. I am sending this letter to request that the building for Gananoque's Thousand Islands Youth Boxing Club remains open, with its owner Patrick Funnell. It has a strong and caring community with an outstanding lead coach Adam Funnell, who keeps me motivated to remain in shape. This club is a good way to keep my mental health steady with all the support from the other athletes that come to this fitness gym. This Club also will help me pursue my dream, that is of course boxing. The building is well maintained with a wide selection of high quality training equipment. Pat makes sure we sanitize the equipment after use to assure a sanitary environment. And if the club closes I'm worried that Pat will not be able to find a new location, me and the others will have to find another boxing club, which will be difficult because there aren't any in this region, meaning I would either have to switch sports or hang up the gloves. I also don't like the idea of finding a new club, as I don't know if I will have strong relationships with the owner/s and trainer/s of the new establishment, like I do with Patrick, Adam and the many other trainers of Youth Boxing Club.

Sincerely,

Bryson Diaz

Francis Diaz 2-10A, Ypres Drive Kingston, Ontario K7K 5K4

February 14, 2022

Town Clerk and Council 30 King Street East Gananoque, Ontario K7G 1E9

Dear Gananoque Town Clerk and members of the Council,

I am writing because I recently learned about the possible demolition of the building which currently houses the Thousand Islands Youth Boxing Club. I would like to express my support to keep the building open as it provides significant physical and mental health benefits to local community members, including my son.

Last year, my 14 year old son faced a series of traumatic events. He experienced a sudden change in family circumstances, along with the tragic loss of a close friend. The situation became more difficult as we relocated to Kingston last summer. With the move, he lost the proximity of his circle of friends, and his sense of community.

We began attending boxing lessons last august. The Thousand Islands Youth Boxing Club provided him with a healthy outlet to help him navigate through a difficult chapter in his life. He is now striving in this environment, as his training has improved significantly throughout the year. He is demonstrating effort and self-discipline, which are indicative of his passion for boxing. I am very proud of him, and very happy to see his face light up during his lessons.

Mr. Pat Funnell and his son Adam have been instrumental in my son's progress, as they provide a positive environment for him. My son can participate at his own pace and feel supported throughout his training. Ultimately, this club has been very beneficial for his physical and emotional well-being. Mr. Funnell has created a sense of community for my son, a place to call his own, a place where people share his passion.

The Thousand Islands Youth Boxing Club is home to outstanding members of this community, like Mr. Funnell and his son. I think it is very important to consider the positive impact that this place has on building a strong community, as it is with my son. I would really appreciate if this would be taken into consideration when deciding on the course of action for the building.

Sincerely,

Francis Diaz 613-743-4260 To all Members of Council and Community,

According to the most recent agenda, there was discussion on the Kinmen Halls future. It has been addressed in the most recent meetings whether to keep the current occupants and or to change up the tenants to provide possibly for the seniors, a new library location or potential destruction of the building. Whether these thoughts are true or not my main concern is taking away from the Gananoque Youth Boxing Club.

As you already know, the Thousand Islands Youth Boxing Club has occupied the Kinmen Hall for the past 4 years. The club is thriving! This is due to the amount of space that is provided as well as the need for youth and adult activity. When I enter the club on a daily basis, my spirits are instantly up. I see the young inspiring boxers working hard at their goals. The welcoming and guiding arms that Adam and Pat provide is undeniably effective to these children. As for the adult portion of the club, the atmosphere creates a comfortable means for adults to get out and exercise and well as meet new people, especially considering the past 2 years we had to deal with many people feeling very isolated and lonely. The boxing club ranges from ages 8-80 years of age. The club provides a service that can serve the whole community. One other aspect that drawls the community in is the fight nights that the club provides (pre-covid and post covid). Our community has enjoyed our talented locals take on their passion in the ring. Nothing better than watching your friends, children and family strive to achieve their goals in front of a room full of supporters. It is great for the community spirit.

If the Town of Gananoque was to evict the club it could possible destroy its membership that Adam and Pat Funnell have worked so hard to provide for. There has to be a solution that can make all community members happy. I hope that the result makes all happy and does not take from anyone.

Sincerely,

Candace Leonard

From: Fiona Jager

Sent: Wednesday, February 16, 2022 9:40 AM

To: Penny Kelly < clerk@gananoque.ca >; Shellee Fournier SFournier@gananoque.ca >

Subject: Thousand Islands Boxing Club

Hello Ms. Fournier and Ms. Kelly,

I heard that the town is currently looking into the future of the Kinsmen Hall on Stone Street, next to Linklater Public School.

I wanted to pass on my and my family's interest in continuing to have the Thousand Islands Boxing Club located in the Hall. My son and several of his friends (11 and 12 year olds) have found a 'home' in that club that is invaluable. They are able to walk there after school, and use the facilities most days of the week. The club is warm, welcoming, inclusive and brings out the best in these boys. Besides getting fit, I've noticed that he has a sense of agency and belonging about the boxing club that is unique and could not be replaced by other sports or activities.

I'm not sure who is the best person to contact about this, but please pass on this email as appropriate, or let me know if there is someone else that I could be in touch with. Also, if there are public meetings or council activities related to this topic, can you let me know how I could participate?

Thank you kindly for your consideration,

Fiona

Dr. Fiona Jager Gananoque ON Dear Gananogue Town Council Members,

I am writing to express my support for the Thousand Islands Youth Boxing Club, and to advocate for the location of the club to remain at 400 North Street (Kinsmen Building).

When I moved to the town 3 years ago as a military spouse, one of my biggest stresses leaving a bigger city (Ottawa) was what that was going to look like for my physical and mental health. I have always been one to be a part of a gym or fitness facility that was more than just a gym, that had a community, and where I was able to learn new skills and not just 'work out'. I was so excited to learn that Gananoque had a boxing gym, and it turned out to be all I was looking for and more.

When my husband was deployed the boxing gym became my family in this town. It was where I made friends, took a break from being home alone during a pandemic, and took care of my mental and physical health. Pat, Adam and many others give so much to make Gananoque Thousand Islands Youth Boxing Club what it is, and a stable and affordable place to keep building their club would allow them to keep helping people like me and so many others.

In addition to what the boxing club has been for me, I must also recognize what it is for the youth of this town. As a kid who grew up in a small town, with a large focus on hockey as the main sport, I know just how much it means for these youth to have access to something like this. When I come for class each night as the youth class is wrapping up, I see so many kids that remind me of myself. Kids who want to feel part of a community, but might be intimidated by the idea of a team sport. Kids of all ages and sizes learning and having fun together.

Having access to a club like this has been huge for both my physical and mental health these past few years. It's somewhere where I have felt safe, emotionally and physically, throughout the pandemic. It has allowed me to stay close to home, but still get the exercise, mental stimulation, and social outlet that I need.

Please consider allowing the club to renew their lease at 400 North Street, so that Pat, Adam, and all of us who rely on the boxing gym for our health can have the peace of mind it isn't going anywhere anytime soon.

Thank you very much for taking the time to hear my thoughts.

Sarah Johnson

----Original Message-----From: Shawn Haley

Sent: Thursday, February 17, 2022 9:44 PM

To: Shellee Fournier < SFournier@gananoque.ca > Subject: Thousand Island Youth Boxing Club

Hi Shellee,

My name is Shawn Haley and I am the Assistant Coach at the Thousand Island Youth Boxing Club.

I heard recently the town of Gananoque is thinking of repurposing the building we are currently in. I know this is a very bad idea simply because we are a massive asset to the community and our current location is perfect for us and the members we serve.

I can speak firsthand to what we are providing for the children and youth in our community because I am the person teaching them not only how to throw or block a punch, but also how to maintain proper hygiene, how to show sportsmanship and respect to others, as well as how to be confident in this tough world we live in. As a trained Child and Youth Worker, I am confident that what myself, the Head Coach and volunteers who work with these young people are doing is insurmountable to their growth. We are providing them with a sense of belonging, an outlet, and mentoring if it is needed.

Also the adults who come to our programs to let off some steam or feel like they're part of a community also benefit greatly from what we are able to provide in our current space. Every night we have a great group of people who are happy to come together and get a great workout as well as a couple laughs.

If you can please allow us to keep making a positive impact in this great community it would mean the world to myself as well as the other club members and volunteers who love this sport.

If you have any questions or concerns please email me at this address.

Sincerely,

Shawn Haley

Sent from my iPhone

Gananoque Town Council,

I am writing this letter about the future of the Thousand Islands Youth Boxing Club and its current location at the Kinsmen Hall.

This location is perfect for the boxing club, it allows enough space for two boxing rings, weight lifting area, heavy bags and a workout area for classes. This club has provided so much for the community and it would be a shame if this space was no longer available. The boxing club is thriving and each day there are new members joining. It provides a place for youth to come and be active. This club allows kids to feel like they are a part of something. It is more than just a boxing club it is a "family". It is a place for adults to come to get fit and meet new people. This club not only provides exercise and boxing skills but it is a place for self-confidence and belonging. It is also a club that is affordable to join, allowing everyone to join not just ones that can afford expensive sports such as hockey. Please look at the benefits that this club provides, it would be a total shame to see this club closing because there are no suitable spots to move to.

Sincerely, Shannon Tompkins

From: Christine and Dave Noseworthy Sent: Tuesday, March 8, 2022 9:18 AM

To: Information < <a href="mailto:lnformation@gananoque.ca">lnformation@gananoque.ca</a>>

Cc: Shellee Fournier < SFournier@gananoque.ca>; Lynsey Zufelt < THadmin@gananoque.ca>

Subject: Town of Gananoque website contact form submission: General

#### Good morning,

My family has lived in Gananoque for over 20 years and we are writing to say we are very pleased with the 1000 Islands Boxing Club that is located in the old 1000 Island Daycare building on Stone St. One of my teenaged sons has recently joined the club with one of his friends and they are both enjoying this activity and location in Gananoque.

We have heard the town may be looking at possibly ending the lease for the Boxing Club at this location. As a local family, we are hoping this is not true as this is a great place for an alternate activity for our teen population who very much need other avenues to expend their energies.

Please reconsider the Boxing Club's change in location.

Respectfully,

Christine and Dave Noseworthy