



**City of Kingston
Report to Council
Report Number 25-065**

To: Mayor and Members of Council

From: Paige Agnew, Commissioner, Growth & Development
Services

Resource Staff: Brandon Forrest, Director, Business Real Estate &
Environment

Date of Meeting: February 18, 2025

Subject: Proposed Indoor Multi-Sport Facility, St. Lawrence Business
Park

Council Strategic Plan Alignment:

Theme: 3. Build an Active and Connected Community
Corporate business

Goal: 3.1 Expand parks and recreation opportunities and participation.

Executive Summary:

The City of Kingston owns a 3.5-acre parcel in St. Lawrence Business Park, located adjacent to and west of the John Machin soccer fields, known as Lot 214 (735 Innovation Drive). In 2023, an interested party approached the City about developing this parcel into a multi-use indoor sportsplex with a focus on soccer-related activities. To accommodate the proposed 7,000 square metre facility, a 4.5 to 5-acre parcel was required. Initially, in addition to purchasing Lot 214, the proposal included two acres of soccer field lands where one of the mid-sized fields and a pathway are currently located. This disposition and proposal, if implemented, would have resulted in the loss of one mid-sized field from the City's rectangular field inventory to facilitate the creation of a privately operated indoor, all-season, full-size field. As the initial proposal included the disposition of public open space, public engagement was held in September and October 2024 to inform the public of the proposed development, and to obtain their feedback.

February 18, 2025

Page 2 of 9

This engagement included an open house as well as an online survey. This report also includes a summary of the public engagement.

After further review of the layout plan and exploring alternative development scenarios with the developer and various internal departments, staff and the developer were able to revise the site boundaries. The new lot boundaries consist of Lot 214, and an extension northerly into a strip of land currently used as an emergency access to the John Machin soccer fields. This revised site boundary does not disturb the existing fields or the existing pathway, maintaining both “as-is” and it will also continue to provide emergency access to the soccer fields after development, via an easement in favour of the City.

Staff has entered into an Agreement of Purchase and Sale with the purchaser conditional on Council declaring the subject lands surplus. The purchaser will be solely responsible for capital and operating costs of the facility; however, the purchaser is seeking deferral on the development charges for the proposed facility over a period of 10 years. The total development charges payable pursuant to Development Charges By-Law Number 2019-116 are estimated at approximately \$1,888,950, depending on the final size of the building on the building permit. The building permit fee is estimated at approximately \$226,110 with payment due upon permit issuance. Interest on the unpaid balance of the development charges will be payable on each installment of the development charges payments over the 10-year period.

Recommendation:

That Council declare the property surplus to municipal need and dispose of Lot 214 and a strip of land north of Lot 214, totalling approximately 4.4 acres, as depicted on the sketch in Exhibit A attached to Report Number 25-065; and

That Council authorize the sale of the property, comprised of Lot 214 and a strip of land north of 214, totalling approximately 4.4. acres in the St. Lawrence Business Park, to Kingston Multisport Investment Group Ltd. upon the terms and conditions set out in Report Number 25-065, and otherwise in accordance with the City’s standard procedures for the sale of industrial/employment lands; and

That the Mayor and Clerk be authorized to execute any documents or agreements required to give effect to the sale of the property, comprised of Lot 214 and a strip of land north of 214, totalling approximately 4.4. acres in the St. Lawrence Business Park, to Kingston Multisport Investment Group Ltd.; and

That proceeds from the sale of property be transferred to the Industrial Land Reserve Fund; and

That the Mayor and Clerk be authorized to execute a development charges deferral agreement and any other required documents or agreements between the City of Kingston and the prospective purchaser, subject to review and approval by the Chief Financial Officer & City Treasurer and Chief Building Official, in a form satisfactory to the Director of Legal Services, to allow for the payment of development charges over a 10-year period, with interest at the prime lending rate, and as outlined in Report Number 25-065.

February 18, 2025

Page 3 of 9

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Growth & Development Services**

ORIGINAL SIGNED BY CHIEF

ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services

Neil Carbone, Commissioner, Corporate & Emergency Services

Not required

David Fell, President & CEO, Utilities Kingston

Not required

Desirée Kennedy, Chief Financial Officer & City Treasurer

Ian Semple, Acting Commissioner, Transportation &
Infrastructure Services

Not required

February 18, 2025

Page 4 of 9

Options/Discussion:

In late 2023, staff from the Business, Real Estate & Environment Department were approached by a group seeking to establish an approximately 7,000 square metre all-season (permanent) indoor soccer facility. The proposed development required an approximately 4.5-to-5-acre parcel.

Background

The City of Kingston owns a 3.5-acre parcel adjacent to the John Machin soccer fields known as Lot 214 located west of the John Machin soccer fields and east of 695 Innovation Drive. Lot 214 is part of the employment lands inventory, and it is currently zoned Business Park (M1). However, the Official Plan designation for this lot is 'Open Space'. In 2013 through an administrative amendment process (Report Number PC-13-051), the designation for this parcel was changed from 'Business Park Industrial' to 'Open Space'. This change occurred when the designation for the John Machin soccer fields was changed to 'Open Space'. Lot 214 was not part of the approved site plan for John Machin fields, and it is likely that it was mistakenly included in the administrative amendment to the Official Plan. In 2023, staff were in the process of submitting an Official Plan amendment application to revert the designation of Lot 214 back to 'Business Park Industrial' when a prospective purchaser contacted the Business, Real Estate & Environment Department with a proposal for an indoor multisport facility focussed on soccer activities.

Initially, the proposal included the potential sale of Lot 214 (735 Innovation Drive), and two acres of the soccer field lands where one of the mid-sized fields and a pathway is located. The initial proposal also included extending Innovation Drive and terminating it into a cul-de-sac, which would have provided frontage and access to the proposed facility. However, after further review of the layout plan and exploring alternative development scenarios with the developer and various internal departments, staff and the developer were able to revise the site boundaries. The new lot boundaries now consist of two main parts, as noted below and depicted in Exhibit A.

- Lot 214
- A strip of land north of Lot 214, which is currently used as an emergency access to the John Machin soccer fields

By adding the strip of land to the north of Lot 214, the need for extending Innovation Drive and creating a cul-de-sac is eliminated. This has contributed to more developable area for the proposed development. The revised site area with the revised boundaries is ideal for the proposed development and does not disturb the existing fields or pathway, maintaining them "as-is". The layout plan also ensures that the emergency access to the soccer fields is maintained. An easement in favour of the City will be registered to the property's title for the emergency access.

February 18, 2025

Page 5 of 9

Analysis

The proposal consists of a 7,000 square metre all-season indoor sports facility on an approximately 4.4-acre site. Staff have been working with the interested group since late 2023 to finalize the details of the layout plan and the agreement of purchase and sale. Staff are now in a position to recommend an arrangement to Council that would support the prospective purchasers' interest in developing an indoor soccer facility. The sale will be conditional on the purchaser obtaining the necessary planning approvals to construct the proposed facility. The proposed indoor multisport facility fits within the current designation (Open Space); though a zoning by-law amendment will be required to change the zoning for Lot 214 from M1 to a suitable OS zone. The purchaser is aware of the proposal for a privately funded soccer stadium at the Memorial Centre and has taken this into consideration before deciding to proceed to finalize the land purchase from the City.

The proposed development consists of one full-size soccer field that can be divided into four mini-fields. Additionally, it will include accessory uses such as high-performance sports clinic, medical/physiotherapy offices, changing rooms and a multi-purpose room with a snack bar. A north-south pathway is proposed along the western boundary to connect the Greenwood Trail with Innovation Drive. Two east-west pathways are also proposed on the north and south sides of the proposed building. Exhibit B shows the proposed site plan and floor plan. The proposed development is fully privately funded, and no community user agreements are negotiated with the City at this time. Staff will continue to assess potential future community/city needs to access the indoor recreation facility. The land sale, if approved by Council, will be at fair market value and the purchaser will be solely responsible for the capital and operating costs of the facility.

Staff also recommend that the City enter into a Development Charges Deferral Agreement with the purchaser/developer. This agreement would allow the indoor facility to pay its development charges fees over a 10-year period with interest, instead of paying the fees in full at the time of building permit issuance. The development charges applicable to this project are approximately \$1,888,950, based on a proposed building footprint of 7,000 square metres. This is a significant cost to a new business establishing itself in the recreation sector and the extended payment period recommended will help the facility get established.

Public Engagement

Public feedback was sought on the proposed development and parkland disposition in September and October 2024. At that time, the proposal for development included the 2-acre parcel with one of the mid-sized fields and a pathway. As stated earlier, the parcel impacting the mid-sized field and pathway is no longer required.

As part of the public engagement, the Get Involved Kingston page was published to inform the public about the project details. This page provided key details about the proposed development, including background information, potential impacts and a conceptual site plan drawing.

February 18, 2025

Page 6 of 9

Residents were invited to share their feedback via an online survey, which was open from September 6 until October 3 on the Get Involved Kingston. An in-person open house was hosted at the Kingston East Community Centre on September 18, 2024. More than 65 residents attended to learn more about the project plan. The open house provided an opportunity for attendees to speak with City staff from various departments including Real Estate, Planning, Parks, and Recreation & Leisure. Representatives from the prospective purchaser were also available to answer questions.

The drop-in open house and Get Involved Kingston page were promoted to community members in a variety of ways including:

- Kingston This Week print advertisement
- Curbex sign placed at entrance of St. Lawrence Business Park
- Facebook event for Open House
- Open House event included on City website calendar
- Get Involved Kingston newsletter
- Direct emails to interested groups including sports associations and local clubs

Staff also provided a presentation to the Pittsburgh Community Benefit Fund.

A total of 2,072 participants visited the webpage, and 99 of them engaged with the City for the first time via Get Involved Kingston. 328 engaged participants submitted comments by completing the survey through the survey tool.

A summary of the comments is posted on the [Get Involved project page](#). Exhibit C shows a full list of all comments received during this engagement process.

Of the 328 total comments submitted, 267 comments expressed a clear sentiment (either in support of or against the proposal) while 61 comments were non-sentiment consisting of questions or neutral in nature.

71 percent of the 267 comments with sentiments expressed support for the proposal, while 29 percent were against the proposal.

Comment Themes:

Based on the feedback received, comments were categorized by theme. Some comments included multiple themes. The identified themes surrounding the proposed indoor sportsplex in Kingston are:

- General Support for the Project (94 comments): These comments showed support for the project without highlighting any of the other themes below.
- Community and Economic Benefits (100 comments): The proposed sportsplex is seen as beneficial for the local economy, potentially attracting tournaments and events that would

February 18, 2025

Page 7 of 9

boost tourism. It's also viewed as a community hub that could support a range of sports and activities for people of all ages, contributing to health and wellbeing.

- **Suggestions for Facility Amenities (50 comments):** Many comments expressed a desire for multi-use facilities, emphasizing that the sportsplex should cater to multiple sports and amenities to serve a wider range of community needs. Suggestions included swimming pools, hockey rinks, lacrosse fields and fitness facilities.
- **Loss of Public Green Space/Environmental Impact (58 comments):** Some residents are opposed to the development due to the potential loss of existing public green spaces, including soccer fields that are free and readily available to use by the public. Environmental impacts were also cited as a concern for development in this location.
- **Private Ownership (55 comments):** A portion of comments highlighted the sale of public land to a private developer as a point of concern, some were supportive of private ownership and management. Many of these comments included the suggestion to build a public City-run facility instead of a private sportsplex.
- **Neighbourhood Impact (16 comments):** There are worries about the potential impact on the surrounding neighbourhood, including increased traffic, noise and light pollution, as well as concerns about how the facility could affect nearby property values.
- **Accessibility and Affordability Concerns (24 comments):** There is concern about the sportsplex being developed by a private company, potentially leading to high usage fees that could limit access. Some residents would prefer the facility to be publicly owned, or for there to be guarantees on affordability and accessibility for community members.
- **Alternative Suggestions and Dome Locations (31 comments):** Some feedback included suggestions to rebuild or utilize existing facilities, such as the Westbrook dome, or to explore other locations that would minimize disruption to current green spaces.
- **Other (32 comments):** A small number of comments commented on the nature of the engagement itself, asked questions, or provided comments outside of the identified themes and categories.

At the time of public engagement, the proposal included removal of one of the public soccer fields. Overall, the public engagement feedback demonstrated a strong support for the proposed development. One major underlying concern that public expressed was specifically related to the potential loss of existing public green spaces, including a soccer field that is free and readily available for use by the public. With the revision of the site boundaries, this concern has now been addressed. Some concerns related to noise and environmental impact will be addressed through planning approval process as part of the land use compatibility.

City staff have negotiated a land sale agreement that is subject to a number of conditions, including securing an easement in favour of the City for emergency access to the soccer field lands and the requirement of Council to declare the subject lands surplus to municipal needs.

February 18, 2025

Page 8 of 9

Existing Policy/By-Law

The City's Disposition of Real Property Policy requires that prior to selling property, Council must declare the property surplus to its needs and give notice to the public of its intention to sell the land.

The City's Official Plan requires that an accessible public meeting be held prior to disposition of public open space. A public open house was held on September 18, 2024. Only a small portion of the subject site consists of public open space.

Under Subsection 27(1) of the *Development Charges Act*, a municipality may enter into an agreement with a person who is required to pay a development charge providing for all or any part of the development charge to be paid before or after it would otherwise be payable. Subsection 27(3) of the *Development Charges Act* also allows the municipality to charge interest, at a rate stipulated in the agreement, on the part of the development charge paid after it would otherwise be payable.

Notice Provisions

The City's Public Notice Policy requires that notice be published two weeks in advance of the proposed meeting date in which Council considers the declaration of said property as surplus to municipal need. The advertisement declaring the lands to be surplus was published on February 03, 2025, on the City's public notice web page.

Financial Considerations

The Development Charges Deferral Agreement will provide for the repayment of Development Charges over a 10-year period, including interest at the prime lending rate. The proceeds from the sale of land will be transferred to the Industrial Land Reserve Fund.

Contacts:

Saru Bajwa, Land Development Manager, 613-546-4291 extension 3123

Other City of Kingston Staff Consulted:

Jenna Morley, Legal Counsel

Lana Foulds, Director, Financial Services

Lisa Capener-Hunt, Director, Building Services and CBO

Amy Elgersma, Director, Recreation and Leisure Services

James Bar, Manager Development Approvals

February 18, 2025

Page **9** of **9**

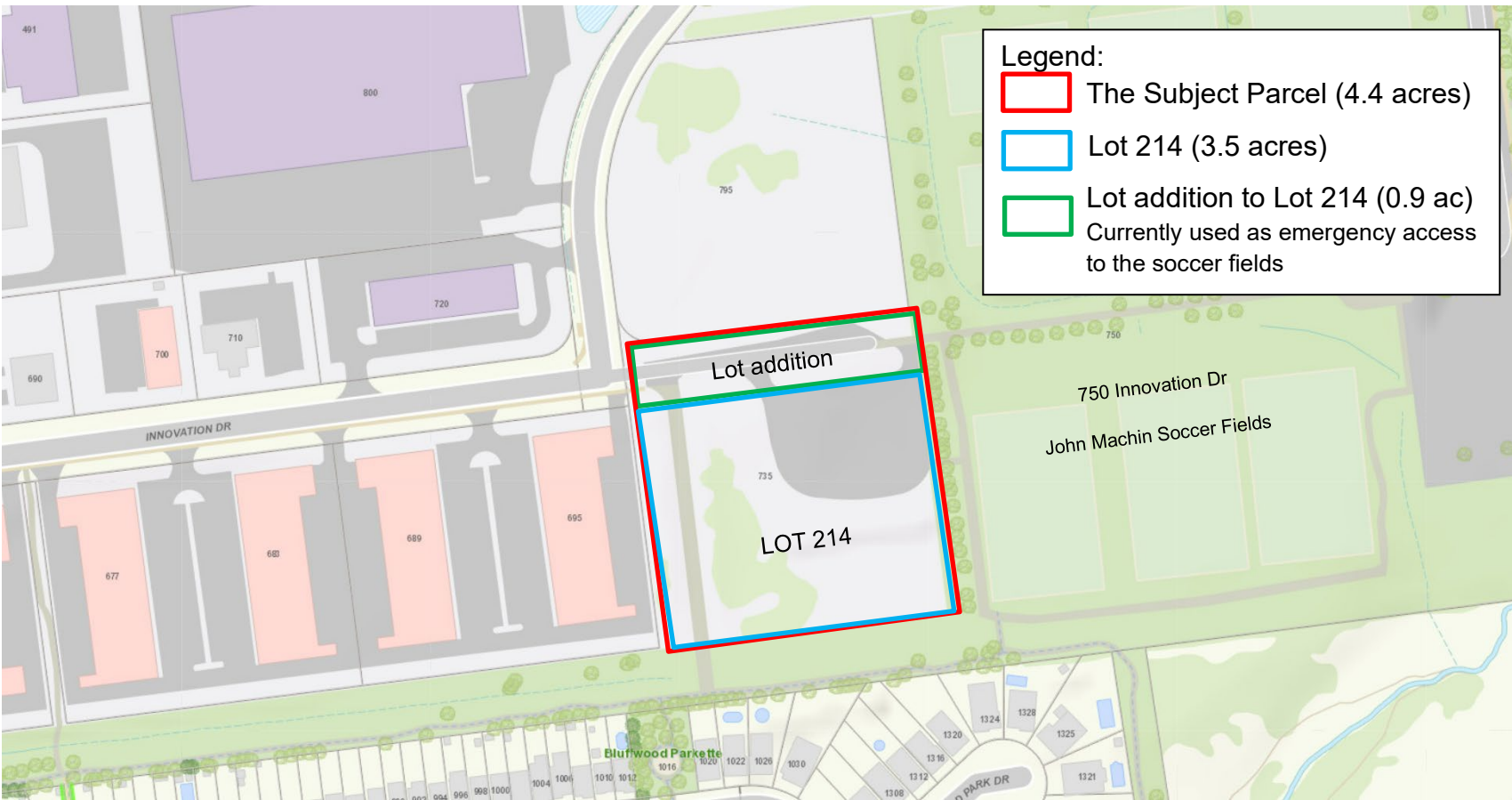
Exhibits Attached:

Exhibit A Sketch showing the subject lands

Exhibit B Proposed site plan and floor plan

Exhibit C List of comments received as part of public engagement

Sketch showing the Subject Lands



All dimensions and boundaries are approximate

DO NOT SCALE DRAWINGS
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE CONSULTANT.
THESE DRAWINGS HAVE BEEN DESIGNED IN CONFORMANCE WITH THE ONTARIO BUILDING CODE.

Revisions		
No.	Date	Description
1	16-12-2024	Revision 1

SITE LEGEND

	ASPHALT		BUILDING		GRAVEL
	PAINTED ASPHALT		SOD		CONCRETE

SITE STATISTICS

DESCRIPTION	BY-LAW #2022-62	ZONING	PROPOSED	COMPLY
ZONING/ PERMITTED USES	18.3	OS2 ZONE	OS2 ZONE	YES
MIN. LOT AREA (sqm)	-	-	17,825.4	N/A
MIN. LOT FRONTAGE (m)	-	-	133.87	N/A
MAX. HEIGHT (m)	-	23	12.2	YES
MIN. FRONT SETBACK (m)	-	7.5	55.8	YES
MIN. REAR SETBACK (m)	18.3.1	7.5	7.5	YES
MIN. EXTERIOR SETBACK (m)	-	7.5	N/A	YES
MIN. INTERIOR SETBACK (m)	-	7.5	EAST: 2 WEST: 7.5	NO
MIN. LANDSCAPED OPEN SPACE (sqm)	-	-	1,847.7 (10.4%)	N/A
MAX. LOT COVERAGE (sqm)	-	-	5,676.7 (48.7%)	

PARKING CALCULATION

REQUIRED NUMBER OF PARKING	BY-LAW #2022-62	ZONING	PROVIDED	COMPLY
REQUIRED NUMBER OF PARKING	TABLE 7.1.1.5	N/A	190	YES
ACCESSIBLE PARKING REQUIREMENT	TABLE 7.2.2.4 7.2.3.4	Effective Ratio: recreation facility: 0.25 per person (1000' 25x250 parking spaces) 2 parking spaces plus 2% of the number of parking spaces (2+5 = 7 accessible parking spaces)	8	YES
BIKE PARKING REQUIREMENTS	TABLE 7.3.3.3	Long-Term Bike Spaces N/A Short-Term Bike Spaces 0.1 per person = 100 100 Short-Term Bike Spaces	50 Covered Spaces 50 Uncovered Spaces	YES
LOADING	TABLE 7.5.1	2	2	YES

PARKING STANDARDS

BY-LAW #2022-62	ZONING (m)	PROVIDED (m)	COMPLY
PARKING STALL - Perpendicular to drive aisle	TABLE 7.4.1 2.6 W * 5.5 L	2.6 W * 5.5 L	YES
PARKING STALL - Parallel to drive aisle	TABLE 7.4.1 2.6 W * 6.7 L	2.6 W * 6.7 L	YES
ACCESSIBLE PARKING STALL - TYPE A	7.2.7, 7.2.8 3.4 W	4X 3.4 W * 5.5 L	YES
ACCESSIBLE PARKING STALL - TYPE B	7.2.7, 7.2.8 2.7 W	4X 2.7 W * 5.5 L	YES
LOADING STALL	7.5.5 3.5 W * 9 L * 4.2 VC	1X 3.5 W * 11 L 1X 3.5 W * 9 L	YES
DRIVE AISLE ASSOCIATED WITH PARKING	TABLE 7.4.1 Perpendicular to parking: 6.7 Parallel to parking: 6 for 2-way traffic, 3 for 1-way traffic	6.7	YES
BIKE PARKING SPACE	7.3.10.1 0.6 W * 1.8 L * 1.9 VC	0.6 W * 1.8 L	YES
AISLE ASSOCIATED WITH BIKE PARKING	7.3.10.3 1.2	1.7 - 3.9	YES

Parking Schedule

Type	Count
BF Space Type A 3400x5500	4
BF Space Type B 2700x5500	4
Bus Parking 3500x14000	2
Loading space 3500x11000	1
Loading space 4000x9000	1
Std Space 2600x5500	165
Total	177

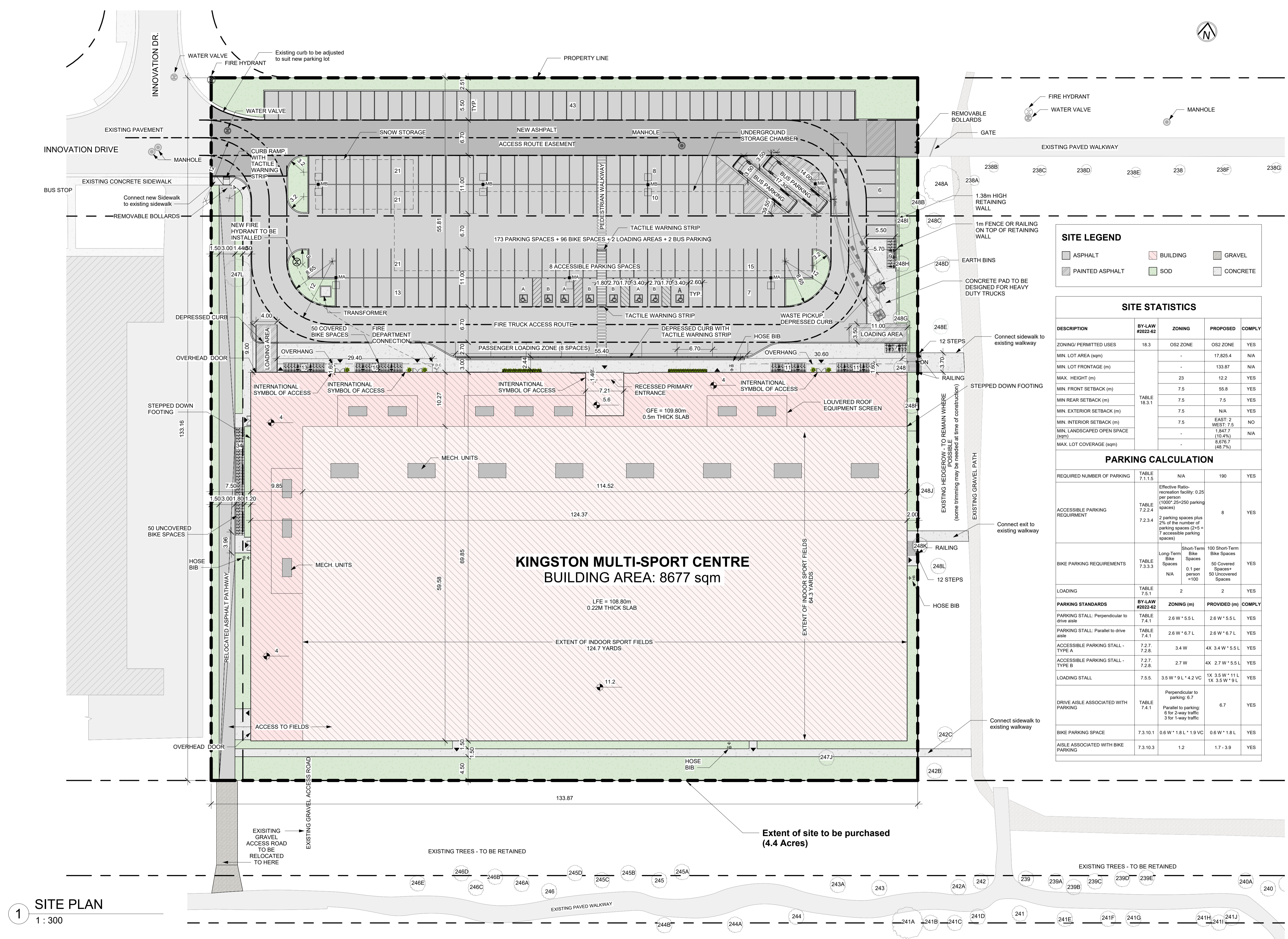
Alexander Wilson Architect Inc
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103-20 Gore Street
Kingston, Ontario, K7L 2L1
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Project
MULTI-SPORT TRAINING FACILITY
KMIG
Kingston MultiSport

SITE PLAN

Drawn By: ES
Scale: 1:300
Project No: 2433
Drawing No: A010

Checked By: [Signature]
Date: 05/02/25
Revision: 1

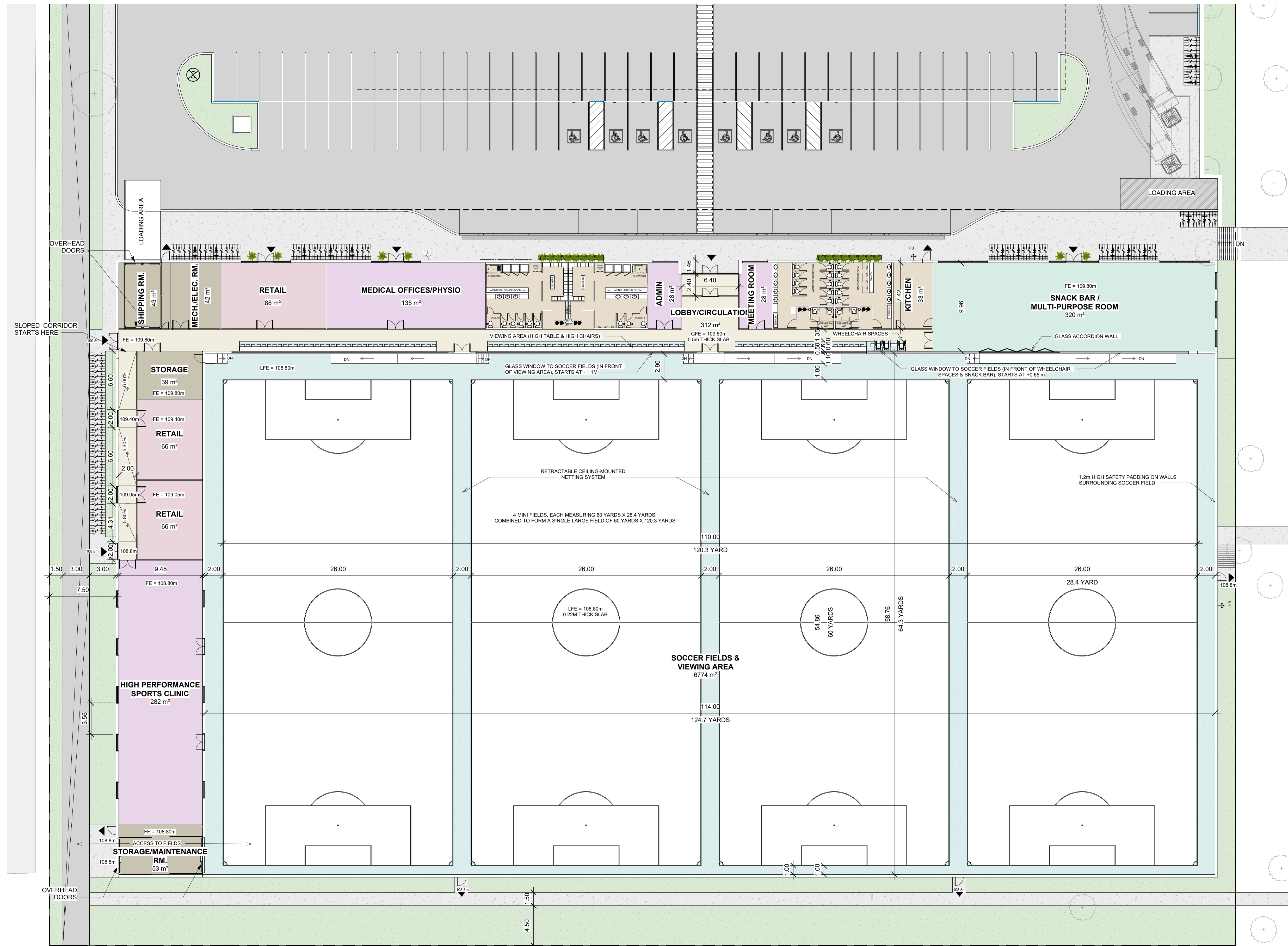


1 SITE PLAN
1:300

Extent of site to be purchased (4.4 Acres)

DO NOT SCALE DRAWINGS
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE CONSULTANT.
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Revisions		
No.	Date	Description
1	16-12-2024	Revision 1



1 GROUND FLOOR PLAN
1 : 200

TOTAL BUILDING AREA: 8677 SQM

AREA SCHEDULE	
Room Name	Area
ADMIN	28 m ²
CHANGING ROOMS	278 m ²
HIGH PERFORMANCE SPORTS CLINIC	282 m ²
KITCHEN	33 m ²
LOBBY/CIRCULATION	312 m ²
MECH./ELEC. RM.	42 m ²
MEDICAL OFFICES/PHYSIO	135 m ²
MEETING ROOM	28 m ²
RETAIL	220 m ²
SHIPPING RM.	43 m ²
SNACK BAR / MULTI-PURPOSE ROOM	320 m ²
SOCCER FIELDS & VIEWING AREA	6774 m ²
STORAGE	39 m ²
STORAGE/MAINTENANCE RM.	53 m ²

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t: 613-545-3744
f: 613-545-1411

Stamp

Project
MULTI-SPORT TRAINING FACILITY
KMIG
Kingston MultiSport

Drawing

GROUND FLOOR PLAN

Drawn By	ES	Checked By	
Scale	1 : 200	Date	06/02/2025
Project No.	2433	Revision	1
Drawing No.	A101		

List of comments received during public engagement (Verbatim)

All feedback, including verbatim written comments and number of responses to each question in the survey are included below. Feedback that does not follow the Guidelines for Participation has been removed from the public engagement summary.

- I am 100% in support of this project. It would be a great addition to the east end, and Kingston generally.
- Having been involved with recreational, competitive, and professional/international sports for the past 37 years and as the current [redacted] of a soccer club of 3500 members in Kingston, we are beyond excited about the proposed disposition of the two-acre parcel east of 755 Innovation Drive to support the development of an indoor sportsplex. While the mini-soccer fields have been a valuable resource, the opportunity to create a state-of-the-art indoor facility will have a far-reaching and lasting impact on the sports community in Kingston. An indoor sportsplex would not only provide year-round access to various sports activities, but it would also enhance athletic development, create new opportunities for youth & adult programs, and serve as a hub for both recreational and competitive play. This facility would allow local athletes to train and compete at all levels of play without the constraints of weather, contributing to the overall growth of sports in the region. Furthermore, the sportsplex would foster community engagement by offering a shared space for families, schools, and local organizations to come together. This development will attract regional & provincial tournaments, increase tourism, and bring positive economic benefits to Kingston and surrounding areas. In short, the proposed project is a tremendous opportunity to enrich both the sports landscape and the broader Kingston community, creating a vibrant, inclusive, and active environment for all.
- Much needed. As a Kingston based youth sports team we are having to travel to Belleville for indoor training
- My children use those fields at John Machin, and while it will be a loss it is completely outweighed by the incredible need this city has for an indoor sports space. 100% support
- I believe this is a very needed structure for all the soccer clubs in the city.
- Long over due to have an indoor sports facility for grass type sports in this city.
- As a parent of a teen who loves field hockey and is trying to get a scholarship to university not having year round training is seriously impacting the Kingston Field Hockey Club - The Royals. We are losing athletes to Toronto area. We need year round training facilities for our city. Take a look at the amazing facilities available in the GTA, Kingston should be embarrassed by our complete and total lack of facilities Let's get this done!!!!

- as long as the current leagues can access it without increased costs, especially during inclement weather. Hopefully the cover won't deteriorate during a storm or high winds.
- The City NEEDS this! Great idea and great proposal.
- KINGSTON NEEDS IT !!!!! DOME HAS BEEN DOWN FOR YEARS !!!
- This is a great idea. Extending the soccer season is beneficial for both children and adults. It is a relatively inexpensive sport and can be enjoyed by all ages.
- This facility is a MUST have!
- Yes, do it. This is a much needed facility in the city and will benefit so many young athletes. It is an excellent use of the space to continue to grow Machin as soccer hub in the city.
- Totally needed/required as there is currently no indoor multi-sports facility for the youth.
- We need an indoor turf feild in Kingston for the winter
- An indoor sportsplex is a must. This facility would offer a place for sports clubs in Kingston to train year round. In relation to soccer directly, KUSC's OPDL teams must train year round and are currently forced to travel to Belleville to use a turf field over the winter. For the betterment of sports in Kingston and to allow our teams to compete with other clubs, this facility is a very important addition to the city.
- Long overdue. People shouldn't have to be playing in school gyms across the city during the winter months. Very sad to see people driving to Belleville and Ottawa just to play indoor sports in the winter. le soccer, ultimate, football etc
- We all have been waiting patiently for a new indoor soccer sportsplex so I am all about it
- An indoor soccer facility in Kingston is badly needed to meet the needs of the community. There are thousands of youth that benefit from this facility.
- Indoor sportsplex would be amazing. Those mini soccer fields are not maintained properly and the city could benefit more from an indoor sportsplex!
- This is an amazing initiative. The City of Kingston very badly needs a proper soccer pitch for off-season training. We are falling behind all cities when it comes to our competitiveness versus other cities. Let's make this happen!
- go for it.
- Absolutely an asset to the development of youth and health and fitness of the community ! The deterioration of the west dome has had negative effects on sports in the community! There are sufficient fields to accommodate the downsize in pitches
- Strongly support the proposal both for the fact east Kingston badly needs it and also because the 3/4 soccer fields are underutilized. An indoor, year-round

facility with an ice rink would be wonderful to have here. Also strongly recommend the City consider establishing a fenced off-leash dog park adjacent to the extended trail as dogs are constantly being allowed to run free, contrary to regulations.

- This would be an amazing resource for youth, and adults in the city.
- I think it's a great idea. It will encourage more people to be active. This will benefit those who train for sports and those who want to get out and be active. Plus it can be used all year round.
- I'm a soccer player...OF COURSE YOU SHOULD DO THIS!! 😊
- I support the proposal
- I'm emailing to express my strong support for the proposed indoor facility for soccer at Machin field. Every city of this size in Ontario has an indoor facility for kids to play during the winter. It is imperative that we continue to provide this to children and adults who need somewhere to play during colder months. Please consider my response when making this decision. Regards [redacted]
- I realize there is a great demand for sport areas in our area. However, I can not support using green areas in our community for this project. I assumed this would be a private company & fees would be charged for use of the complex. I always worry about private ownership of sport areas as it usually results in services for those who can afford to pay. That leaves a lot if children in the outside looking in. At this time Kingston needs to protect all our open areas.
- Two-acre's is a lot of space that could be used to build an apartment building with parking when we are facing a housing crisis. Based on the images houses are right behind the land, residences are already in the area. A 10-12 Storey AFFORDABLE apartment building would be much better use to this city; not a year round sporting complex.
- What do city residents get out of this gift to a developer? Looks like absolutely nothing. Plus a lost park space. Unbelievable
- Kingston needs a soccer indoor field badly. This is a great thing for the community. Happy someone is taking the lead to make this happen.
- More people play soccer than hockey and we have many arenas and no indoor soccer fields through public funding.
- This is a fantastic idea and location. With the increased popularity of soccer across the country Kingston is PERFECTLY situated to host major female and male competitions/academies/special events for our local players to develop and compete with the best. I will gladly drive my son from Harrowsmith to this sportsplex.

- More leisure and sports centre's are needed in the east end of Kingston to attend the demand from a growing community and youth living in the area, reducing stress and travel costs.
- I am a soccer guy and we desperately need an indoor facility!!! Kids, men and women all play and need to train all year round. My family and I fully support an indoor sportsplex, long overdue!!!!
- That would depend on what the indoor sportsplex would be used for!
- I noted that this complex was described as "private". Does that mean that local residents would not be allowed to use it without paying some kind of membership? Please clarify
- We need more indoor sportsplex in Kingston this is a fantastic idea
- I would like to enthusiastically support this development. The availability of an indoor turf field will be of great benefit to a variety of sports groups, including those who will lose access to the mini soccer field that will be lost as part of this development. The lack of a full-sized indoor turf field has forced athletes to travel to Belleville to train during the winter. This facility will allow for proper high-performance training for youth soccer and other sports. Seniors, schools and other groups will also benefit from having access to this facility. This is a massive win for Kingston so I can't wait for this project to move forward.
- It's about time that there was an available indoor facility in a city of this size. My organization has had to rent the Loyalist dome in Belleville for winter training in the past. Soccer and other team sports do not currently have access to winter training facilities and are at a distinct disadvantage when competing with the teams from Toronto or Ottawa or even Belleville who can train during the cold months. School gyms even though not ideal for grass field sports are virtually impossible to access because of high demand. Hopefully this project goes forward and we can finally have facilities to further our sporting ambitions on even footing with the other cities and not from well behind their start line. Wholeheartedly support this initiative and kudos to those spearheading it. All of Kingston needs to get behind this and promote and support it.
- Please proceed with this. Kingston needs an indoor facility for the soccer community. Long overdue! Other city's have soccer clubs training year round and Kingston's municipality cannot compete outside of this area.
- as long as you are selling it at market value, and aren;t planning to subsidize its use in any way, its a good project
- My husband and I fully support a new indoor sports complex for our Kingston East Community. We would really like to see an indoor pool as part of the complex. Children need to learn to swim and an all year round indoor pool for be such an assist for all ages to enjoy. [redacted]

- It's about time the City of Kingston does something like this to support soccer development.
- I support the building of an indoor sportsplex.
- I think this is a great idea. I am fully in support of this.
- This is an excellent idea. Kingston is lacking an indoor facility that can be used year round. I am totally supportive of this.
- This is a great proposal! The city desperately needs an indoor soccer facility!
- I think it is a great idea. There is a lack of facilities for winter recreation with soccer being played in school gymnasiums which are a poor substitute for turf or grass.
- Our family supports this endeavour!
- Great idea
- I fully support the development of an indoor multi-Sportsplex even if it means using some mini-soccer field space. Kingston is in dire need of indoor sport space. Athletes should not have to travel as far as Belleville, Ottawa and the GTA to train due to lack of indoor turf space in the City of Kingston.
- Yes I support the building of a year round soccer/multi sports complex here or anywhere else in the City. I have been a member of the Kingston Women's Soccer Club for many years and my sons play with KU. The dome collapse and not being rebuilt has been a major loss to our soccer communities.
- I support the development of the multi sport indoor sports plex!
- As a parent of a child who plays soccer with a Kingston United opdl team I am in complete support of an indoor sportsplex. I think it would be a huge benefit to the city to have these indoor facilities. When the Westbrook dome was open it was great to have an indoor training facilities for our teams to practice in the colder weather. Having an indoor facility to practice year round allows our teams to have the same training possibilities that other competing teams from other cities have.
- Here's a suggested response: "I agree with the proposed development of the indoor sportsplex, but I believe it's essential to guarantee that both soccer clubs can have access to rent the facility without any exclusivity, ensuring fairness to the entire community. Additionally, the west side of Kingston, which includes areas like Amherstview, is in great need of an indoor sports space. Therefore, I recommend considering future development in the west to meet this growing demand as well
- I fully support this endeavour. Kingston' has been in need of a fully functioning indoor sportsplex for years! The proposed location works considering it an affiliate Kingston United soccer club, that hosts the OPDL soccer league and

other competitive teams that have no where to train in the winter months. It can't be built soon enough in my opinion.

- I was a frequent user of the Westbrook sportsplex (commonly 2 to 3 times per week during October to April) and am very keen to see a replacement complex. I see no major problems with the proposed location, as it is already well known to the soccer community, and is reasonably easy to drive to from many locations in the Kingston area.
- This is a fantastic solution to a much need facility.
- I think it is a great idea. A dome is greatly needed in the area not only for youth sports but for adults also. The area is easily accessible from the 401 and in a more industrial area which is great.
- I think it's a great idea and something that is very much needed!
- Live this idea. Would love to have somewhere to play indoor soccer again.
- The city desperately needs a new indoor space for sports over the winter! I strongly support the proposed development.
- I would be delighted to have a new indoor sportsplex be built in Kingston. This would be able to support many different leagues that are missing out on things such as indoor soccer in the winter time. Please build this!!
- I absolutely support the development of an indoor sportsplex. Kingston sports have suffered since the collapse of the Westbrook dome. Sports and community activities are a haven for people. For our physical and mental health, we need an adequate facility to play sports (soccer in particular) in the winter months.
- I think this is an excellent plan! The city needs a public indoor sports space/dome to encourage physical & leisure activities.
- I would like to see the re-establishment of the Kingston 1000 Islands Sportsplex. There is need for a facility that is accessible to citizens who live in the West End. Why won't the city invest in making it work again? That being said, going without any kind of indoor soccer dome for public use is untenable.
- Yes! The Kingston Women's soccer Club has nowhere to play in the fall and winter. It is important for women to be able to stay active in the community and there is a thriving women's soccer community that desperately needs a place to play! We are too old to play on gym floors and want to continue to stay active and play soccer.
- Will it be big enough to support all of Kingston's interests and/or needs?
- I think it is a great idea -- there are currently only very limited opportunities for kids in our area to play soccer year round.
- A centrally located indoor sports-plex would be incredible! I'm very supportive if this is done responsibly.

- The development of an indoor sportsplex would be extremely beneficial to the City of Kingston, as currently there are extremely limited options to participate in field sports during the November-May period each year. All age groups and skill levels would potentially benefit from this development, and location-wise, there are already other sports complexes in the area. For me personally, being able to play soccer throughout the winter is very important to both my physical and mental health as an adult.
- This is ludicrous. There is an enclosed soccer field and sports complex on the Base. Why is this not available to the public rather than building another energy-using, GHG generating eyesore of a complex nearby? People should be encouraged to use the outdoors all year long by constructing more walk and bike ways, planting more little forests, building more community garden spaces, maybe even an outdoor ice rink with heat-exchanger cooling.
- I think it sounds great! It's really hard to get space to play sports indoors over the winter these days.
- The city should build one, but if not, no reason not to have a private one built.
- This is a great opportunity to increase city of Kingston sports facilities. As a growing city we need many more sports facilities.
- This absolutely needs to go ahead. The City has been without a dome for far too long and I'm surprised this is only being considered now. The City should have invested and acquired the Westbrook dome to bring it back into operation, and they didn't. The City has invested very little money into Recreation, unless it supports hockey. The turf fields at both Caraco and John Machin have already surpassed their life expectancy (10 years) and need to be replaced. The City has no problems dishing out millions to Loyalist Township for their pool, but what about Kingston residents? Soccer has suffered the most from the lack of facilities in the off season, but lacrosse, ultimate frisbee, football, field hockey, rugby and even baseball as well. Belleville services a significantly smaller population yet they have a sports dome. Yet, the demand in this City for such a facility is so much higher. Kingston is the largest municipality between Oshawa and Ottawa - let's act like it. We need to start making big moves so that we can support the current residents, bring in new ones, and be a hot spot for hosting tournaments and events that will generate revenue for the City. It's time to support all youth sports in this City.
- DO not raise property taxes please
- Kids and residents of all ages could use an indoor practice field to stay sharp for summer sports during our long winters.
- How will the city compensate for the loss of these soccer fields? The mini-fields are used for local kids to play soccer and their loss would have an impact on local programs.

- An indoor facility is much needed in Kingston
- Don't do it, there is way to many other issues to take care of,,, roads are atrocious, crime, parking, etc
- Leave them as soccer fields! We need the green space! The buildings around there are so drab already. Please consider leaving them alone.
- Absolutely support this project this is something Kingston has needed for many years. Numerous activities could be held there our baseball teams had to drive to Belleville last winter to practise , the potential of sports that it could be used for basketball, roller hockey soccer endless enjoyment . The city cannot financially keep up with sports facilities so to have a private investor come forward is an amazing opportunity for the taxpayer and city alike.
- I think the outdoor soccer fields should remain.
- I am never in favour of ceding public land to private interests, regardless of how well-intentioned the development. Please allow us to keep our spaces, so they can be developed for the greater future good of the citizens. Once sold, there is no guarantee that any developer would follow through on their plans -- even if contracted, the City doesn't have the time and resources to enforce or punish developers who go back on their word (see scores of promises for affordable housing to be baked into new builds; all abandoned, zero pursued). Do not sell City land to private interests. Please.
- Kingston needs more indoor sports places. Hockey is able to practice all year round. Soccer players have to wait until spring. It gives rep soccer players a disadvantage when playing against other cities. Let's get Kingston on the map for professional players and not just the hockey players. Be more inclusive. Thank you.
- Kingston has multiple soccer fields and baseball diamonds. Loosing these two mini soccer fields is acceptable. However, Kingston is extremely short on public use pools. As part of the contract of sale, the indoor sports complex must include a recreation pool (at least half Olympic size) for public use and swimming lessons. If there is no pool to be included, then I would keep the land until the next prospective buyer agrees to include a public use pool.
- This is concerning. Yes, it is good to have recreational space that is well used and loved by citizens year-round but taking an existing recreational space and modifying it to no longer be a greenspace is counterintuitive. Our City needs to maintain greenspaces. If we do not safeguard them, we will collectively wake up one day and realise they are all gone. Greenspaces are vital for flora and fauna habitat, water infiltration and other parts of the hydrologic cycle including aquifer (groundwater) replenishment and flood control. Please do not allow a building to be constructed over a important greenspace.

- I think this is an excellent idea, and a great way to expand the facilities available in the east end
- Not interested in selling public recreation land to private developers.
- I think this is a phenomenal idea. We specifically desperately need a space to play turf sports indoors since the closing of the dome. So many of us end up sedentary now over the winter because we can't play turf sports indoors. I would just like to point out that the dome in Westbrook collapsed at least once a year so the company building this new space should be READY for that and hopefully not have any plans to abandon it due to the associated costs. Another concern I have is the facilities available within this space. At the dome there was no water fountain, we spent years without lights in the parking lot, and the change room was just one big room with some chairs. It was horrible and ridiculous. I would hope the company would ensure SAFE and useable spaces. Currently at John Machin the parking lot is pitch black at night which is a major concern of mine, so I would want this space to include good lighting at night. It is unnerving walking in the dark at night as a woman!!!
- Proceed to allow development of sportsplex
- I highly support the proposal.
- This is a great initiative and I fully support the development of an indoor sportsplex.
- Is this a survey?
- As a youth soccer coach for the past 10 years and a current adult player as well, this facility is desperately needed in Kingston. Since the closure of the Westbrook dome the winter field sports community is very underserved for a community of our size
- What will the sportsplex contain?
- I think it would be a good idea, provided it doesn't adversely affect the young soccer players who are learning the sport. It's one of the more affordable group sports and that is certainly important during these tougher times economically for many. The city, however, can certainly use more indoor facilities as the winter curtails a lot of sports for obvious reasons. I'd like to learn more of course , but on the surface I think the idea has merit.
- I fully support it.
- We desperately need a soccer dome in Kingston! Actually, we need two! One in the west end as well. So many of live to play years round, and I am sure a city the size of Kingston should be able to generate enough interest to keep one very busy. Soccer is a great sport for people to play when they move here. Very popular with many different ethnic groups. It brings people together and provides an environment where friendships are made. I have belonged to the KWSC since

I moved to Kingston and it provided exactly that for me. Kingston is a tough city to break into, so the more options we have for people to come together and meet new people, the better.

- I am in favour of this plan. We desperately need an indoor sports facility for soccer in particular. The proposed location is ideal.
- I think this is a great idea! I have played in the KSSC indoor futsal League this past summer and while I appreciate the opportunity, the facilities were not appropriate. I welcome the proposal for a purpose built indoor sports complex that will provide greater opportunities for residents of Kingston and the surrounding area to take part in healthy activities, participate in sports that help build friendships and develop skills, and in a way that aligns with the City's planning priorities.
- I play soccer with kssc 4-5 teams a week, and really have missed having a dome for the winter season. Having the dome is so beneficial for league and players. Without this one we are unable to play turf sports. Kingstons thriving soccer community really needs opportunities for winter play. I hope you see how many people would be interested. Thank you.
- Will the developer provide affordable access for families to this venue or are they just looking for a gift of public lands that could have been used as part of the tax base
- This would be a huge asset to kingston as the soccer community continues to grow but has nowhere to play in the winter
- Long overdue. Let's make this happen!
- Very happy to hear about this. Would prefer if it was a city owned building rather than a private developer.
- I am so happy to read about this development. It's in a great location, and near soccer fields as well! I support it all the way. Just do it :)
- I think it's a terrific idea. Good schools and recreational facilities are very important to attracting new residents to Kingston. It also promotes healthy living, especially in winter.
- None... if removing one mid sized field for better facilities for year round training... all for that! My only question is who owns this facility? Will the booking and use of this facility be run by the city and will profits be directed to maintaining and running this for our teams and community to use? We saw what happened with the privately owned Westbrook dome and would like to avoid this.
- What would the developer use the two-acre parcel for? A parking lot? Not enough information is shared here for thorough feedback. How much will the sale of the land generate? What will that profit (if the sale goes ahead) be used for?

Will tree and other nature aspects be affected? Will more info be offered online for folks not able to attend the Sept 18 open house?

- This is so overdue! Kingston is woefully behind other Ontario communities that have proper indoor turf facilities to serve the many people/sports/activities that utilize them.
- I think this is a good idea. Kingston is in need of an indoor sportsplex.
- I think that be a great idea . When my kids were young they when westbrook during the winter to play soccer . We need a year round place for people to play the sports they like and keep active.
- We need more indoor sports facilities in Kingston.
- There is a proposal to sell a chunk of public land at 755 Innovation Drive in Kingston East that is part of the John Machin sports fields so that a private developer can construct an indoor sportsplex. Selling land that forms part of the John Machin sports fields to a private developer should be avoided. Once the land is sold there is no control over it any more and the developer can "fail" just as the private owner did with the west end sports dome. Certainly, their failure resulted from a catastrophic weather condition but they were already in a degree of financial distress and their insurance coverage never rescued them so that the indoor facility could be re-built. The City of Kingston would be better off leasing the land to the private developer to build an indoor sportsplex and should the developer/project manager/facility fail then they do not have a valuable asset (land) to petition for other uses in the future. Please keep the land and if the indoor sportsplex fails then the City of Kingston still has ownership of the land and can pursue alternate lessors to make the facility a success.
- As a community member that plays soccer all year round. 2-3 days a week this facility if very much needed. I play in 3 different Kingston leagues that would use this facility all fall and winter seasons. Kingston needs this facility very badly as the community does not have access to the dome at RMC
- I think it's a great idea, especially since the Westbrook dome was unable to go back up after being torn. But any reason as to why it wouldn't be built back out on the west end again? Was a great spot for it, with lots of existing parking. Not sure if there is a plan to fix that or not. But the Base has the dome on the east end, so would be nice to spread it out.
- Have space for additional adds for the future. restaurants, bar, recreation facility that includes a hockey pad and parking. With the growth of Kingston this will be something that will be great for the future.
- Kingston, especially the west end, which has grown exponentially over the past ten years, needs additional sporting facilities. Presumably this will not be for ice rinks but for other facilities such as tennis, pickleball, exercise classes and weight training facilities? The Kingston Pickleball Club is prohibitively expensive, in my

opinion. I currently drive to the east end Dome for pickleball, which isn't very environmentally sound. An alternate provider offering additional facilities such as weight training in the west end would be enough for my spouse and I to buy an annual family membership. Even just pickleball would be enough for us to join.

- As the city moves forward with plans for the new indoor sports facility, I would like to strongly advocate for accommodating both Box and Field lacrosse within the facility's design. Lacrosse has deep roots in Canada, and by providing space for this dynamic sport, Kingston stands to gain financially, socially, and culturally.
 1. Financial Benefits: Lacrosse is one of the fastest-growing sports in the country, with increasing youth and adult participation. By offering facilities for Box and Field lacrosse, the City of Kingston could:
 - Attract regional and provincial tournaments, bringing athletes and spectators to Kingston, which would boost local businesses, hotels, and restaurants.
 - Encourage long-term membership and rental income from leagues, youth programs, and recreational players.Lacrosse teams and clubs require year-round training and game spaces, ensuring consistent usage of the facility during both peak and off-peak seasons.
 - Build partnerships with regional sports organizations that may sponsor events or contribute to facility development.
 2. Community Benefits:
 - Youth Development: Lacrosse is a sport that builds teamwork, discipline, and leadership. Creating a space for it in our community would offer young people an inclusive, active option to develop life skills in a team-oriented environment.
 - Inclusivity: Lacrosse is a co-ed sport, offering both boys and girls equal opportunities to compete and train. The facility could house both Box Lacrosse, which is played indoors, and accommodate indoor Field Lacrosse during the winter months, creating versatile options for local teams.
 - Health and Wellness: Lacrosse is a highly aerobic sport, contributing to the overall health and wellness of participants of all ages. By promoting lacrosse, the city encourages healthy living and active lifestyles.
 - 3. City Benefits:
 - Elevating Kingston's Sports Scene: By catering to lacrosse, a uniquely Canadian sport, Kingston could distinguish itself as a hub for both traditional and modern sports, drawing attention from surrounding communities.
 - Multi-Sport Usage: Lacrosse shares similar space and facility requirements with other indoor sports such as soccer, futsal, floor hockey, and roller derby, ensuring the indoor space would be multi-functional and generate higher usage rates across various groups. During off-season months, these sports would keep the facility running at full capacity, optimizing operational efficiency.
 - Attracting Tourism: Lacrosse tournaments, especially at regional and provincial levels, draw significant attendance from participants and fans. These events bring additional tourism to Kingston, helping promote the city's vibrant culture, restaurants, and historical landmarks. By including lacrosse in the plans for this new indoor facility, Kingston is investing in the future of sport for its residents, fostering community

engagement, and creating new opportunities for economic growth. I hope the council will seriously consider the potential that Box and Field lacrosse bring to our community, alongside other indoor sports. If you require further information or would like to discuss this in more detail, I would be happy to assist.

- There should be an environmental impact assessment done prior to the decision being made - I did not see that on the webpage. However, pending a negative environmental impact assessment (that it would not have a negative impact on the surrounding environment), I would fully support this addition. I was shocked coming to Kingston from Ottawa and realizing there weren't any domes within the city that public teams (not associated with Queens or military) could use.
- I completely support this indicative. More space should be allocated in Kingston for sports, fitness and active living. Encouraging health citizens only benefits the community in the long run. In fact I would support an even bigger center with multiple uses. Indoor soccer facility, skating rink, swimming pool, outdoor skate park, baseball diamond and basket and tennis courts. Perhaps Kingston could look at other cities like Richmondhill that has an exceptional multi use facility on a large plot of land. Plan for the future... not for just now!
- We need an indoor soccer field. It is important for the community. The sooner the better. Thank you.
- I am involved the Kingston Krossfire Lacrosse Club. It would be fantastic if this facility could be designed to accommodate sports in addition to those that use turf fields. Including a dry pad (hockey boards and glass over a concrete, or sport tile surface) would allow capacity for box lacrosse, ball hockey, pickleball, etc. Field lacrosse can also be played on turf and working time into the schedule for this sport would offer increased opportunities for lacrosse development in Kingston - including sixes, the new Olympic version of lacrosse, and would also potentially be a location where Queen's lacrosse teams could practice in their off season.
- Great idea! I fully endorse it. please ensure however its affordable to all families.
- The lack of year round indoor sports facility has impacted numerous children and needs to be corrected immediately. the loss of a mini -soccer field is a small price to pay for a facility that will be available year round. Support for this project should be a priority as it has potential to benefit a large portion of the community.
- This would be a great addition to the facilities that are already there. It makes perfect sense and will enrich the lives of all young athletes looking to train year round.
- Great idea. Fully support it The city should build a multi pad ice rink in this area also
- Sounds like a good idea

- I hope we can ensure there is some connection so that pedestrians can access the path and get to both the remaining soccer fields and sportplex Adding more seating outdoors
- Please include a pool and an ice pad
- A facility this size should not be built on this spot. As a neighbour in this area, I recognize the existing lot might be developed. However, this proposal is entirely different. While a sports facility in the area would be valuable this proposal 1) will remove a soccer field from a growing area of the city when these are already well used. 2) breaks the agreement by which this land was given to the city by converting it to private access land. This land was granted to the city by the Pittsburgh Community Fund for public park use. 3) removes a path that pedestrians use to access the business park and the bus stop 4) removes a well used access point to the soccer fields and park. 5) creates an irreversible transfer of land for a business that might just as likely fail as the Westbrook facility 6) ignore the fact that the city built the John machin artificial field to accommodate a future dome 7) would establish a structure directly behind houses that is much larger than the existing row of buildings - all of which are much more in line with what is reasonable directly adjacent to residences. The existing lot is reasonable and preserves parkland and access to it. Expanding that is a detriment to the community. The private sector can find a lot that fits them without taking public parkland. And if they don't, the city can build on the existing field as they originally planned.
- I would be extremely disappointed if our current path and soccer field were sold off to a private interest. That is outdoor space for all of us to enjoy and we make use of that path most days.
- I think it is much needed. I live in the neighbourhood with young children and I believe this Sportsplex would be an asset. I think this development should be bigger and include an aquatics facility for the city's easy end.
- Sounds like a good idea.
- I think it is a great idea. It is something that will greatly benefit many people, especially kids, by giving them a place to play soccer and be active year round.
- I do not agree with this initiative. Our kids regularly play soccer behind our house and enjoy the use of the fields. These fields are used by so many community members to play, connect and be together all year round. The fields are used in the winter for sledding among other things. It does not seem right that city park land would be sold to a developer. There are already two domes further beyond the fields. Can a third dome not be built there without disrupting the valuable soccer field space? Concerned citizen, [redacted]
- Kingston needs a sportsplex that is used for multiple sports like swimming pools, weight lifting, volleyball. Please don't just build soccer fields that only some

people can use - there is so much potential to have a full recreation centre here. East Kingston lacks so much already - please consider a full scope recreation centre rather than just a soccer arena.

- This location might be better suited to housing an indoor ice facility.
- Great idea!
- Kingston East is lacking in infrastructures for those involved in recreation and sports, but more importantly for swimming & hockey. The majority of our indoor pools are located downtown with limited parking. Access is not often easy especially without the bridge downtown. We have often missed swim lessons/practices because we couldn't get their on time and with work and school it is not always possible to leave early. We face the same issue with skating rinks. Invista is amazing, but it is not in the east end. The only rink in the east is on base. With the growing population on our side of the river we would benefit from a skating rink. We need at least one rec centre with all essential amenities (indoors & outdoors) in one location. Something similar to Belleville's would be ideal. An outdoor pool would also be a great idea as Kingston will no longer have one next year. We are from Quebec City and most of its suburbs have their own outdoor pools (some suburbs are smaller than Kingston). ****I am not including CFB Kingston in the equation as it prioritized military members, RMC students & military families which makes total sense
- May be a good idea if some outdoor space is retained, and that the cost for Kingstonians use, isn't prohibitive. Also who is payng for the building of sportsplex. Close to 401 is good for out of townner use, and could help local enconomy. Thanks for asking.
- Think it is a great idea. Would like to see it expanded on and do a multi sport centre I.e soccer field and pool or rink etc.
- I don't know enough to comment.
- I would love to see the development of an indoor sportsplex that can be used for soccer in Kingston. It has been years since there has been a reliable (and reasonably priced) provider of an indoor space for soccer. Having something that is affilated/supported by the City of Kingston would mean that it could be relied upon from year-to-year.
- I vote NO to this project If this gets built I will ensure that everyone in my home and community do not vote for any counsel that approves this project, and will not vote for another term for Mayor Paterson I live at [redacted]. This will essentially be in my backyard. It will devalue my property. I will lose the privacy I currently enjoy in my backyard. The noise of this place will keep my children awake at night. It is far too close to residential property. Homeowners will completely lose peace and quiet of this area. Furthermore, I have 3 highly active boys. All of them play sports. One even plays development league soccer. I

spend over ten thousand dollars a year in gas alone, driving the kids all over this city to accommodate their sports. Kingston is horribly laid out for sports and recreation. You have a pool downtown, an arena in the west end, half a basketball court in the east end, and a pickle ball court tucked away where no one can find it. This is the worst city by far for navigating sports activities and recreation. It is absurd that the City of Kingston would even consider supporting another sole sport entity. Are you going to start paying my gas bill?? Enough already. Look around. Open your eyes. Do your research. Belleville has beautiful, comprehensive rec centre. So does Durham, Barrie, and more! Stop wasting my tax dollars, and demonstrate that you are someone that myself and my community should be voting for. Invista is the only location with surrounding space to expand. Invista was a massive investment, and it remains a shame and disrespect to all Kingstonian families that it was allowed to be built as a sole sport entity. If you're going to build a soccer dome, do it at Invista. Demonstrate that the City of Kingston believes families need to cut back on gas expenses. By allowing more sole sport entities to be built the City of Kingston is directly increasing their carbon footprint, and damaging the environment. This goes directly against all efforts to be more 'green'. You're also trying to sell off designated park land to this developer. Does our city counsel even care about the environment? This is a horrible, shameful proposal. I am shocked and dismayed that my tax dollars are paying the city of Kingston counselors to contemplate this. Regards, [redacted]

- Why build a new facility when there is an indoor facility on the west end, wouldn't it be faster and cheaper to fix/upgrade that one?
- Long overdue
- Yes. It should contain a pool as there is no access to aquatic facilities in the east end.
- Don't build a sportplex in a very saturated area. The traffic on this end is already horrendous, first fix the infrastructure for the current community before proceeding with adding access to other services. Build it around other existing sports related buildings, be innovative expand the current sports facilities Kingston currently has!
- Surely there is another 5 acres in the area that can be used instead of removing a soccer field. I do not support removing part of the current soccer fields to a business
- This should go forward. While a 3/4 soccer field will be lost, and the path moved, it will greatly benefit Kingston East and the City as a whole. A new indoor permanent sports facility would be a wonderful addition.
- We totally support an Indoor Dome for Kingston. Our only issue is that there is a significant population that would benefit from a facility in the West End. Sports

teams have struggled over the past few years competing with teams from other areas who have first class facilities. We saw a variety of use at the Westbrook Dome including Soccer, baseball, field hockey, Ultimate frisbee, Golf and more so therefore a dome would be a multiuse facility benefiting many.

- Open a dome. We don't have one in Kingston.
- I am in support of opening the dome as I would use it and it would help me build community, reach my physical health needs, and provide resources for this location.
- To promote year round availability of soccer, the city of Kingston needs resources that make it possible to play indoors on grass/turf during winter which is currently lacking. Kingston is the largest city between the GTA and Ottawa, which by itself is good reason to maintain an enclosed turf field and have the option to play soccer year round for children and teens. I support the development of this facility at 755 Innovation Drive
- I am somewhat skeptical. If 1485 Westbrook Road closed, how is this business unique enough to avoid the same fate? Furthermore, I believe one of the disadvantages of how the Business Park is shaping up is the presence of large, architecturally uninteresting builds that are starting to dominate the area. If the city does sell the parcel to the developer, I would humbly request for the sake of the neighbourhood that the building be limited to 2 or 3 stories (at least the height of the trees between it, Greenwood Park, and Gore Road). A "Michelin-Man Tomb" should be out of the question.
- Highly support developing indoor sportsplex at John Machin soccer field. if possible to have pathway between Greenwood park trail and Innovation drive, that would be great.
- Why support another Westbrook dome experiment? If tax money is being used in any fashion, we need assurances that the business will operate for at least a set period of time.
- Yes the proposed space is located right behind my home. I am concerned about the noise levels. You can hear ppl in the pickle ball court when you are on the soccer field. I cannot imagine what the noise will be like right in my backyard. I am also concerned that it may impact our homes value. There is other property on the field that could be used away from the homes. Has that been considered?
- Kingston is in DESPERATE need of an indoor sportsplex. There are a number of children, including our own, who LOVE soccer but do not have the benefit of indoor training over the winter as all other soccer clubs too. If Kingston had the facilities to train year round we would be a much stronger soccer club competitively.
- I live in Greenwood park, a parent of young athletes, and think this is a fantastic idea. It is such a good use of land that will be doing so much more (filling a real

need for so many) than it currently is. Not to mention a facility like this should provide economic benefits to the city and businesses nearby as well.

- I have concerns about the use of the land in terms of increased traffic, noise, and loss of green space. It's also unclear to me that people across the city would come to this venue and that this is really the only place it could go?
- To whom it may concern, I am all for a new indoor sportsplex in Kingston, but I am strongly opposed to the development of an indoor sportsplex of this magnitude so close to a residential area. I am concerned with the following: - Increased light pollution at night. I assume the entire area will need to be fully lit for safety reasons. These lights will shine directly into the backyards of the residential area. - Increased noise. I assume the sportsplex will be the type that requires a pressurized air system, similar to the other domes in the area. The mechanical systems will increase noise in the area. - Decrease in property value. - Eyesore for residents along the path. I also do not agree with the sale of PUBLIC greenspace (the medium size soccer field). Many of the residents/families in the Greenwood Park area, including my family, use the public fields on a daily basis. I'm curious as to why the sportsplex cannot be re-built in the Westbrooke location since it's already zoned for a sportsplex? Or why it can't be built near the other domes on Innovation Drive away from the residential area.
- The city should not be selling the land.
- There is a perfectly viable sports plex at 1485 Westbrook Road up for sale, money would be better spend re opening this facility rather than reducing an existing park for another facility to be built that may or may not survive long term and close in the future, how many eye sores do we need? Use existing facilities or find a better way.
- It does not seem right to loose well used public space to allow a private company to make a private space. There is no gain for the city. There are better places for this private gym. Perhaps beside cancoil of near the tim hortons distribution plant
- The city is badly in need of a turf permanent dome facility geared for soccer and other sports that can be used year round. Most city centres our size, if not all, have a similar facility available. Our youth development is significantly behind those that have access to year round development, training and league play opportunities in a controlled environment. A permanent facility can attract tournaments, leagues, and events, bringing in revenue for local businesses through tourism, including hotels, restaurants, and shops. The location fits in with the surrounding area and is easily accessible to those living in Kingston and those potentially travelling down the 401 corridor.
- This will be a great addition to the east end. As a soccer mom, myself I have noticed that some clubs in the east end don't have the indoor soccer training

facility . Children who are passionate about this game know the importance of having a good facility for indoor training. I fully support this project

- I'm in favour of the development of an indoor sportsplex
- This is a crucial part of our city's recreational options. Since the other dome closed, indoor sports have been sorely lacking. This affects all ages and serves to hurt the soccer and other sporting communities. I urge you to move ahead with this plan, we need it!
- I support this proposal
- This is a welcomed and much needed facility for thousands of kingstonians!
- Fully support this initiative. Even though my children are almost done playing soccer, an Indoor Dome is something Kingston desperately needs. Many different sports can take advantage of winter training. Please allow this to proceed ASAP.
- As a long time member of the KWSC soccer league in Kingston I am in favour of a new indoor sportsplex facility. Perhaps a stronger structure to withstand our winters would be better. The dome type structures have a history of collapsing when not maintained properly. I happened to be in the one off of Division St. years ago when it collapsed. Luckily everyone got out safely. Then the Westbrook dome went down a couple years ago and we haven't had a proper facility ever since. I will be happy with the development of any type of structure if it means having a place to play again.
- I think this is one facility the duty sorely needs. There are many clubs who do not have the funding to build a facility from scratch to accommodate training or playing on an indoor field such as this. I would see value in one of these on either end of the city at some point. One addition I would add is potentially to include a strength training area for the teams that they could potentially rent out for team sessions also.
- I strongly support the proposed project. Kingston really needs an indoor soccer field/sportsplex. Although this may be out of scope for this project I think that Kingston could also use more gyms and recreation facilities in general (i.e. public pools, skating rinks). The city is growing but amenities are not. That said, building an indoor soccer field/sportsplex is a great start.
- An indoor sportsplex would be a welcome addition to the East End of Kingston. I support the zoning changes required in the business park to make this possible. Ideally, the proposed complex would not change the landscape of the John Machin soccer fields. It is not clear to me who currently owns the portion of land across the "emergency access" lane from the proposed sportsplex structure, and why that area can't be used for the parking lot instead of the soccer fields. I hope to see an indoor running track around the fields inside the sportsplex.
- No

- As a resident of Greenwood Park Drive who uses the trails, parks, and soccer fields in the area on a daily basis, I'm completely against the proposed plan involving disposition of public park space to a private company. There is already a large private sportsplex in the direct vicinity, so the need for this business is not clear. The east end needs public pools and indoor skating rinks, both of which were not included in the community centre development. A giant sportsplex with large domes directly behind the houses amounts to poor planning and could lower property values. I am completely against this plan to lose beloved parkland to a private developer. We need more green space not less!
- Thanks for holding the public information centre today on this proposed sports plex on innovation drive. I like the idea of having this facility in the east as it will be more accessible and less driving if my family chooses to use it, would save me time and the cost of fuel as well as reduce the emissions of me driving. My concern is that the sports plex is a private development, so accessibility is unknown. It won't be owned or even owned in part by the city so standards of who can access it and at what price point will be driven by the market. This is a fairly affluent side of town so I assume the price point for access will be high. I am concerned about the trade the city makes in selling the existing field that is accessible to anyone in the city to get a facility that may be amazing but will not be accessible to everyone. My daughter plays competitive soccer and so is pretty interested in having an indoor facility that has more room than a gymnasium, I anticipate that if the price point is reasonable it may be something we can do but there is a decision that we will have to make when we know more. My preference is that the facility have a city ownership or stake so that there can be some influence to ensure that it can be accessed by everyone and isn't an only available to an elite group. Thanks, [redacted]
- Must needed facility to increase the level of youth engagement in sports activities all year around and to allow Kingston's competitive teams to better prepare and better represent the city in provincial tournaments. In addition to this facility the city must promote alignment of both commercial and athletic institutions to have semi-pro and professional Women and Men soccer teams representing the city in provincial and national competitions. It will create a large number of summer events and attract tourism to the city during home games. Kingston's strategic location places the city 3 hours away of half the teams participating in the Canadian Premier League and with the world cup being played in Canada in the next 2 years the build up momentum will contribute to the successful establishment of such franchises.
- I have more sportsplex feedback: You are intending to use mackin park for a new soccer field???? There is one already established in Westbrook. This was well used. Why, why, why would you not use an already established location rather

than let it sit there. It is because it is not part of the all important downtown? Our taxes pay and pay well. You only care of downtown, to hell with the rest of Kingston. Since you use our taxes do freely I think it is high time you look west

- The City's land should not be handed over to a private developer. All of this land should be used by the City to support non-profit, City managed activities.
- I am in favour of the proposal
- Sounds like a great idea
- Assuming the costs and budget are reasonable, this is a sorely needed addition to the city.
- I don't think we need to indoor sportsplex is needed at this time as we have one in Westbrook that was/is up for sale that has already been developed already and does not get used regularly. Having one on the east end when there is already one at RMC and JSM in mid-town leads me to think we have enough at this time.
- As the [redacted] at St. Lawrence College, and a long time Kingston resident (20+ years) this would be a welcomed addition to our community. This facility would be strongly utilized by our rugby and soccer teams, primarily in the winter term. My only concern is with this facility being in the east-end of Kingston, away from the core area of our city. Away from major shopping outlets and hotels. There is also the concern with traffic congestion getting to/from the east side of Kingston.
- What is this indoor sportsplex going to be used for? What services will it be providing to the community? Where are the users of the current fields going to be accommodated? Asking for input/feedback on a potential development without providing any detail is not really very productive.
- Fully support this.
- If I understand the problem, I have severe doubts about converting any current public green space into use for a private business.
- This will be an excellent use of this land. I fully support it.
- My children have used those fields for soccer, flying kites, and eating picnics. We need more spaces like these, not less. The City should keep this land for public use and encourage outdoor play. It is important for a healthy society. I do not think the City should sell the two-acre parcel.
- There is not enough information about this topic as I would like to have had some input from the soccer community as to their feelings on the issue. The mini soccer fields are currently used by the public. I don't know how much the City charges for their use and maintenance, but whatever is being considered by the proponent (as I presume the proponent is envisaging a profit from the enterprise) should either allow the same use at the same charge as would the City. This

includes the use during winter months as the loss of the current facilities is a loss of current public space and a loss to the soccer community.

- I think this is a good idea!
- I really value that the City is exploring developing an indoor sportplex for recreational use - this is a missing amenity for a city this size. However, I am very opposed to the proposed location of the sportsplex at 735 Innovation Drive. It's in a generally inaccessible location for the majority of Kingston residents, and as a result, would require long travel times across a city (and mind you a bridge that would likely experience bottleneck with all the residents getting back into the city). The City must explore alternative solutions on the West side of the Cataraqui River.
- There has been no information given about this indoor sportplex as in what facilities are going to be built. People need to spend more time outdoors especially children. Although there is no information given it would be useful to know who will be able to use this sportsplex and what would one have to pay to use it. I think you need to provide a whole lot more information before asking about views on the disposition of this property. Maybe you should be asking what facilities are needed and wanted by the taxpayers especially in the east end.
- It would be an excellent location
- Given the challenges with the previous dome structures, consideration for a more reliable structure is needed prior to establishing an indoor sportsplex.
- I thought we had a housing shortage. Surely that should be the city's priority. A sports dome was erected in the west side (1485 Westbrook Avenue) a number of years ago. What was its fate? As far I know it was torn down. What is the current use of the sports dome at CFB Kingston? All of these questions should be answered before a project like this is considered. And lastly, what happens with this survey information? Do we ever get a response to our questions, or concerns?
- The city needs to allocate dollars to far more pressing needs such as housing and health care. Use that land for these and other more important needs. No land or money should be allotted to or spent on an indoor sportsplex anywhere in Kingston - and that includes money for surveys or studies of any sort on this initiative.
- In favour, especially if they include an indoor velodrome as part of the sportsplex.
- No
- My comment is that there is not enough details provided at all to provide meaningful comments or feedback. As an example: does this eliminate all the soccer fields or just a couple? What would the indoor sportsplex include (hockey rinks? swimming pools?) Would this development lead to a reasonable financial benefit to the city? Would that benefit be used to offer subsidized access to this

(presumably private) sportsplex or just general city revenue? As a general rule I would be in favour of indoor sportsplex on the East End as I feel the East End community center was built far too small and limited for this hugely growing area - no public pool, no hockey rinks, etc. I wish it was city-run and not private for-profit but I would be very happy to have that resource on our side of the city.

- Keep it as an open air sports field. Stop turning Kingston into Brampton
- I think free, accessible outdoor green space is important to a community. I see the space constantly being enjoyed by children and pets, and it is where myself and many other kingstonians viewed the solar eclipse this year. I feel strongly that the space should remain soccer fields, and the city should focus on for outdoor activities to occupy it. Sportsplex type spaces already exist in the city.
- Is the 2 acre parcel to be given free of charge to the developer, or will they pay the appraised value? Will the users of this facility have to pay a fee to use it? Does any fee charged exceed the current facility use charge imposed by the city on the current users? How robust is the facility to be--we have seen another local dome become inoperable as it could not be re-inflated. What type of parking will be provided to users?
- This should be located on Belle Park. or Caton's field. These properties are under developed, under used, under supervised, but are also better accessible to families who don't own multiple cars. the proposed location is only accessible by people with privately owned vehicles and licensed drivers.
- A sportsplex in this location is a great idea! I realize the plan is for turf, but would love to see a pool go in here as well. (Public!) pools are a much needed amenity in Kingston, especially in the east end. An ice rink would also be lovely (I know, this place can only be so big!). No objections to the proposal for the lot addition, as long of the removal of the outdoor soccer fields does not impact public access to the sport (i.e. will this be a private sportsplex with access fees that might be too high for some who are currently enjoying the outdoor fields?)
- Why wouldn't you put a community pool, which is exactly what the east end is missing, in this space? I believe this has been brought up many times by the occupants of the east end, but it's never listened to. We have soccer fields by the base. There aren't that many people willing to play soccer year round. But you know what could be done year round? Swimming. Kingston has a gruelling sign up process for swim lessons. Why aren't you assisting in providing more swimming locations for the public?
- If you're going to build a sportsplex it should have more to offer than just indoor soccer. The east end is lacking in other community facilities and would greatly benefit from a facility with more amenities such as a POOL, indoor walking track larger than the community centre etc to serve more people.

- I'm not sure it's a good idea for the city to deprive the community of free open space and soccer fields so that a developer can sell the ability to play soccer back to us. I would like to see a lot more information about this project, but from the little that has been provided, this sounds like a great deal for the developers and a lousy deal for east end tax payers.
- -I do not like the idea of selling off publicly owned land. A lease arrangement should be considered. -There should be some pressure on whether they actually need that much space for parking. -The public path to be included is a good idea.
- An indoor sportsplex would be available all year round, and therefore more useful. It could provide indoor soccer, so sports opportunities would not be lost.
- I think it would be a wonderful addition to have more sports facilities available in the city. Fully support. Next, a new municipal state of the art pool, please!
- I agree
- We desperately need an indoor facility especially for soccer during the winter/fall/spring season.
- I attended the 18-Sep open house at the Kingston East community centre. Below is my feedback: First of all I am strongly against any attempt to nibble away at the green spaces by rezoning them. The soccer field is zoned as an open green space and should be retained as such. Secondly there is nothing to indicate how the proposed complex would affect the average user. Is it a commercial, 'for profit' initiative by the builders? Or is it free for everyone to use? What are the charges a user is expected to pay and are these reasonable? Is there any part of the project which will be commercial? No inputs were provided in this regard. I am sorry to say but my income does not allow me even to pay for the facilities at Kingston East Community centre. And, even though I pay full taxes I am priced out of everything the city builds or provides. Finally, as a senior citizen, has any regard been given to how what this facility would offer to seniors? Doctors advice seniors to swim and do water exercises to maintain good health and flexibility. But there is nothing close by. We need a swimming pool in the East End, more than additional soccer fields of which there are an abundance already.
- Why is a private developer going to build this? I would only support such a thing if the facility was going to be owned and operated by the city of Kingston. When private developers get to take over spaces like this profits always come before people.
- An larger indoor sports facility within the city limits is something that has been lacking for a number of years, whether for soccer, football, lacrosse, or other field sports that can be played during the fall/winter or even in spring summer when the grass fields are unavailable.

- I believe that it is an excellent idea. I live in Reddendale and for 12 years drove my kids to John Machin for soccer multiple times per week. More facilities in the West End please!
- It's a great idea.
- I think it is a great initiative to to add an indoor 4 seasons soccer sportsplex adjacent to the John Machin soccer facilities.
- Kingston sorely needs a new indoor soccer facility, but I wonder if this is the best location? The light pollution onto neighbouring properties for one thing (I do not live anywhere near the neighbourhood, so it does not impact me, but the lights around the Westbrook dome could be seen from very far away). The vacant lot behind McDonald's off Division was perfect. Can the city purchase that land?
- This is a good idea, but I'm wondering if the cost of use might be excessive. Since this seems to be a for-profit construction (?), then some limits on the cost for users should somehow be in place.
- It would be nice to have an indoor soccer complex again that the community can use throughout the winter as we no longer have the westbrook Dome anymore.
- Hello, I do not approve of any selling of the John Machin fields to any developer. This was all accomplished with the hard work of the Pittsburgh Benefit fund and I think it should be honoured as such. It has not been stated what this Sportsplex will provide in the way of sports. If it is for soccer , why not use the field that was built with the future intention of building upon. Is the PCBF even aware of this as the recreational uses should be mutually agreed to by the city and the PCBF. If the proposal went through, will the mini field be replaced? Kindly, [redacted]
- This seems like a reasonable proposal and would provide a great facility for residents of Kingston. I hope that costs would be reasonable for using the facility, especially since public land and pathways would be sacrificed to attain the sportsplex.
- I support the development of an indoor sportsplex at the stated location that can be used for soccer.
- The field being proposed to be removed is one of three intermediate fields (not mini), destroying an asset to provide a 278 space parking lot is unthinkable. When the artificial turf field was built, an oversized concrete perimeter grade beam around the turf was built by the City to support a potential future seasonal air supported dome. The City has invested the money, why not use that? Stormwater management has always been an issue , who will pay to mitigate that? In the PCBF 2008 annual statement, they stated that changes to the official plan and zoning due to land being gifted to the City at the time "should ensure the fields remain as recreational land to the community of Pittsburgh as well as the City as a whole in perpetuity". What sports will be accommodated in this proposed sportsplex? Who will manage that? What control does the city have over that, or does the developer

have free reign? Could the land be used for anything else? Will it be used for home shows? It is hard to vote on something when facts are not available. What will the building hours be? Noise and light pollution are a huge concern for the building and especially the parking lot. What are the accessibility plans? With the global initiative to depave and the City initiative to increase green space, does it make sense to destroy green space and replace it with 2 acres of pavement? Although minimal information has been presented to the public, very few people are aware of this proposal and the impact to a well established facility. This is a serious precedent (replacing green space with a large parking lot)..how many other times will similar proposals be brought forward? How do we protect what so many have worked so hard to achieve?

- Please bring it on! I wholeheartedly endorse the idea of building an indoor sportsplex at 735 Innovation Dr.
- I been a spectator at the soccer fields many times this year. The facilities are fine. Don't change anything.
- Sounds like an excellent opportunity for the city.
- Seems like a good idea
- When you say the current use is as "mini soccer-fields" am I to assume this means youth soccer, for younger children? If so, then I would be concerned with this project proceeding, if it will result in a loss of those sizes of fields for youth soccer. We need to maintain capacity on the east side.
- Do it and tax them!
- I would support this development.
- I disagree with the proposed disposition of the 2 acre parcel east of 735 Innovation Drive. The mini-soccer fields are just as important to the community as the largest soccer fields. If you are bent on allowing an indoor sportsplex being built then the land should only be leased not sold that way the private purveyors of another potentially dead facility don't gain ownership of the land to be used to other purposes if they "fail" in their endeavour.
- I support the idea, however, it would be great to build another mini-field somewhere around the area. To my knowledge, those three mini-fields are heavily utilized. That being said, the preservation of a single soccer field should not prevent the project from happening.
- We don't need another sportsplex - there is one at RMC and enough in the west end. Stop overdeveloping the east end. We don't need more stuff.
- Is it possible for the City to acquire the lot to the north of Innovation drive (west of the mini soccer fields) in order to maintain park space? This land could be further developed for more sports use (baseball field, playground etc) to compensate for the area lost to an indoor facility which is greatly needed for sports in Kingston.

Alternatively, could John Machin park be kept as is and the developer use the two undeveloped plots (the one proposed and the one north of innovation) to build the new facility? Will there be a partnership with the developer and the City for operations/maintenance or will this be a fully private industry? Will the City be contributing to the building of the facility?

- Well that's nice and all, but as the west end is the fastest growing area of Kingston how about some services out here like a swimming pool???
- I'm not sure it is a smart thing to make it a private thing. If it was public and run by the city it would be different. I say no to it
- I think it is a wonderful idea!
- I think it is a great idea as it will allow the use all year round.
- This would add a private indoor field and remove a public outdoor field. I'm also concerned about what would happen to the existing parking, would the parking that is added be exclusive for the private indoor field? Will sports associations that have large events have to make due with one less field and/or pay a private company to use an indoor field to have as much space as they currently book through public means? Why can't they leverage the large empty privately owned lot on the other side of the street? I think this is a bad plan and while I like the idea of an all year soccer field in general I think the cost of impacting the outdoor fields is too great.
- 1) we're giving up public parkland for a private sports facility. Once it's gone, it's not coming back. 2) the lot is currently zoned appropriately for proximity to houses. Bigger lots are farther from the houses. Creating a bigger lot means bigger buildings and more cars 3) indoor private sports facilities don't have a great track record in Kingston. The Westbrook dome and Soccer Magic come to mind. If the private sports facility moves on in a few years, we are now stuck with a large warehouse style building occupying what once was parkland that may no longer be a rec facility. Once a large commercial building is there, we are locked in.
- "they paved paradise to put up a parking lot"! I hate the thought of losing green space, recreational space to put up a parking lot. This is CITY recreational property - our tax money or maybe the Pittsburgh Benefit fund (our money) helped fund those fields. Soccer is one of the fastest growing sports. My children - my children are in their 30s and they played soccer when they were children and teens, even up to their early 20s and there was nothing here so we drove all over the city to play on fields and now the city is fine to take it away so easily. At the open house I had the impression that this was a done deal as the city person I spoke to did not even acknowledge my concerns but spent time extolling the benefit of this indoor centre -it felt very pre determined. The city staff referred to it as a mini- field yet somewhere else it was described as an intermediate field, which is a more appropriate description. Don't minimize the loss to our recreational fields (for a

parking lot!!!) Maybe the staff could be better informed when they come to an open house as to what we are giving up. Having had children who played at all levels and ages, that field is not a mini field and that felt like a bias in the information making it not a loss to take it away. Soccer is one of the fastest growing sports and to sell a field to a developer is very offensive because we need more not less green-space and recreational space. That contributes a great deal to a healthy community. Where does it end - a field here, a field there? It feels like the questionable response to the housing issue - need more housing so build McMansions; need an indoor recreation centre so we'll take one of the already developed and heavily used outdoor soccer fields (what's one field?) and build a parking lot (so offensive and not a well thought out solution)! Does the city really not have any other unused land available for an indoor recreational centre that does not take away much-needed, already-developed recreation land. I would hope that the city and the developers would take a second look at what we're giving up as well as other solutions to build an indoor recreation centre ...and do it with an open mind.

- I support this project.
- No
- Free use of the sportsplex should be available at least sometimes to compensate for those who previously used the soccer fields for free.
- Let it be done
- I don't think we should give up green space to private companies...once it's gone it's gone...I don't think the East end can deal with additional traffic this sportsplex would bring from other parts of the city.
- Soccer fields should remain for younger kids that use them as part of their league play. Having a private developer, build an indoor sports plex is a step in the wrong direction. Leave the fields as they are and continue to have city staff maintain the fields
- i think it is a good idea
- Is the city only giving up 2 acres? Is selling the remainder of the land also in the future once this sports plex is up and running. With the close proximity to the 401 I'm sure it will be well used and there will likely end up being a case of more land being sold. So much green space is being given up I'm not sure when it stops. Why would the city not keep ownership of the land and build its own sports plex?
- I support the project if they let clubs booking time for their teams.
- While I agree a soccer dome could be beneficial, it is the wrong place to build it (too big and close to homes, loss of park space, too much traffic).
- It depends on what sports will be offered in the indoor. We need more ice rinks, and extra pools, not pickleball courts. It must be affordable to the general public,

encouraging families to participate not an elite sports club. It needs to have good parking and accessible bussing.

- I would suggest leasing the land to the developer rather than selling it.
- What is required from the city for this development and is there any cost? What will be the revenue generated from the sale and is this comparable for the land requested? What will be the ongoing revenue to the city in tax dollars generated by the Sports-plex? What is expected spin-off revenue of the Sports-plex?
- I do not approve of the sale of the two acre parcel of John Machin fields for an indoor sportsplex. Too many unanswered questions. What will be in this indoor sports facility besides a soccer field. Why would the one international field not be used to place a soccer dome there?(it was built with a larger concrete rim around the exterior of the field which would allow for future expansion of a soccer dome). Is the PCBF aware of this and have they agreed? Where would the well used mid-size soccer field be replaced to?
- To whom it may concern, Quite simply, I am against the proposed disposition of the two-acre "open space" at John Machin Fields Park: we MUST preserve our public parkland instead of creating a private facility. Thank you for your consideration, Isabel Reid
- I do not like the idea of selling public land, that is used, to support the building of another private sports facility. Everyone was excited about the indoor tennis facility before realizing it was so cost prohibitive. Also, this parcel of land borders on many houses and will be approximately 4 stories tall, this will tower over the properties affecting the house values of these houses. I am also curious who wrote the background piece on the proposal, it refers to the area as the only available and optimum location, I find this hard to believe, sounds like the developers language because they want cheap land from the City. Additionally, is our open public space not normally established in our area for the use of public because of the development in the area? Finally, I believe that the current turf field at John Machin has the capacity to be turned into a dome, is this not a simple solution to the lack of indoor facilities? Dome a current field, don't build an eye sore and give away public land that our children use and make money at the same time?
- N/a
- Do it! We need a space for winter ultimate Frisbee!
- Kingston needs to have an indoor sports plex,so I have no concerns
- Would be great if the proposed Sportsplex have a pool too.
- This development is vital to Kingston. A city this size should have a designated indoor city space to play sport during the winter. I am all for it.
- Good planning

- Why doesn't the city give this land back to the Anishinaabe, Haudensaunee and the Huron-Wendat Nations? The city should not be disposing of public lands. Why doesn't the city build it's own sportsplex and maintain and manage it so it stays in public hands? Why does it seem that the city is trying to remove itself from being responsible for providing any public services? Why not retain this land and use it for public housing? This public land should not be sold and privatized.
- I support the proposal for the indoor sportsplex as long as it involves a “green” building and not an unsightly “marshmallow” structure like the one installed across RMC.
- I am against taking away a currently public space to become a private space that would not be accessible to everyone in the neighbourhood.
- (The lands contemplated for sale are one mid-sized soccer field, not mini-soccer fields - the wording of this question errors in the size of the soccer field and the number of soccer fields being considered for disposition). The soccer fields at John Machin are very well used - both by structured, organized sports and informally by a variety of residents and users on weekends and offseason (dog walkers, kit flyers, kids kicking balls around, cross country skiing in winter, etc.). It is acknowledged that a sportsplex would provide a benefit to the city as there currently are no indoor soccer fields, however, it is VERY important to acknowledge that we're considering selling well-used, public recreation land that is FREE to use, to facilitate the creation of a private facility that users would need to PAY to use. The Greenwood Park neighbourhood does not have a huge number of parks as recreational lands were primarily devoted to the creation of the Greenwood Park Trail around the subdivision, which is an amazing resource, but the programmed park space within the subdivision is somewhat lacking. The John Machin soccer fields supplement the park space within the neighbourhood, so the sale of free park space is somewhat concerning. I'm not necessarily opposed to the sale of this field to support the development of an indoor sportsplex, however, I think it would be appropriate to redirect the proceeds from the sale of this soccer field back into parks and recreation within the east end to offset the loss of free public park space. Perhaps this could mean expanding the Greenwood Park Trail, or programming Molly McGlynn Park, or expanding the programming of Buckingham Park, or McLean Park. I have heard a rumour that perhaps the proceeds from the sale of this soccer field would go into further industrial park expansion, and if that is true, I do not support the sale of free public park to create a private recreation facility or support the creation of an industrial park. The lands being sold currently offer an excellent connection to the Greenwood Park Trail. The concepts propose a conceptual connection in a similar location, which would navigate through the parking lot and along the side of the building. While it may make sense to have a connection through here, there would be a new connection to the Greenwood Park

Trail farther to the east, so that trail users can say on a decided off-road multiuse pathway, and not have to navigate through the a parking lot. It should remain as a dedicated and separate facility.

- I totally oppose the development of the mini soccer fields land for an indoor sportsplex, unless they are replaced in the same area of the community. i would imagine this is a case of revenues which are not any significant value in terms of dollar value to the city with the soccer pitches. As a retired soccer player from the UK I find it difficult to understand why the most popular international sport is so poorly supported compared to other countries.
- No
- Please include a pool.
- I think it is a wonderful idea
- In general, I support this however, ss this particular business model has a long history of failure (see the Westbrook dome and the Soccer dome in North Kingston before it), what happens to this land if this business goes bankrupt or determines that it is best to sell the building/land for some sort of other development 5+ years down the road. Does the City have any rights to take over the building or buy it at market rates?
- Great idea!!!
- Yes, Kingston so desperately needs an indoor field space for fall/winter/spring activities - since the collapse of the Westbrook dome many field-sports teams have been left without any where to practice, compete, engage in recreational activities. This seems like an ideal location and may also contribute to economic development in the East end with sports teams going out for a drink/food after their session.
- I support this project. Let's have as many sports facilities as possible. Promoting exercise and healthy lifestyles is important.
- nope - great idea.
- As long as there remains a pathway between innovation drive and the greenwood trail, all ok with me.
- If it will take away from activities presently enjoyed by citizens, such as soccer and walking paths, I do not support it.
- I am strongly opposed to the City selling public parkland for private development. Why doesn't the City build an indoor Sportsplex?
- Its current use is preferred as a place for young children to grow and develop. Indoor sports plex is only needed if there is a hockey rink going in.
- In recent years this space has been utilized by many for tournaments etc. my fear is that we are losing valuable outdoor sporting fields. Why can the developers not utilize land in the West end? The East end already has a sports dome.

- I am for the indoor sportsplex. And look forward to it's implementation.
- Good plan.....build it and they shall come and benefit.
- Having facilities like this in our community are an asset, it increases opportunities/options for winter sports. Supportive as long as it doesn't negatively impact summer outdoor field capacity. Will this asset be structured in a way that does not limit use by the community (i.e. presumably this will not be a private club with steep initiation fees?)
- Nothing negative only positive and I support such an idea
- These outdoor mini soccer fields are excellent as they are. They offer local outdoor space for young children to play organized soccer in the summer and free space for play throughout the year. The Sportsplex would likely cost money to access compared to what kids have now in that space- a small toboggan hill in the winter, access to a track and outdoor fields for summer play for free. Not every inch of green space needs to be filled with a building. Especially in the east end where its being eaten up exponentially. If this moves head, plans to retain outdoor fields should be shared with the community prior to making any purchases agreements.
- I support this project! Since the closure of the last facility we are in great need of a new indoor sportsplex in Kingston. This would make me very happy!
- Does not really effect me as I have no small children. However, it certainly may be an issue for those that do have children that use those soccer fields.
- As per usual giving the PUBLIC LAND to a PRIVATE investor again. The land was set aside for the PUBLIC use. A better use would be the NEEDED SWIMMING POOL in the so called East end.
- I'd like to make sure that the path links stay available. It might also be a good time to improve the path links into and around innovation drive to improve walking and cycling to those businesses
- Excellent idea. Fully supportive of indoor sportsplex. We all need more places to be active throughout the year !
- Provided that the proposed land purchaser is committed to building the Sportsplex, It is a great idea. An indoor facility can be used year-round and for a variety of sports, perhaps even an indoor pool.
- It's an incredible opportunity to expand programming and accessibility to physical activity areas. Please make the user fees equitable and free to community groups wishing to use and make up for the costs by seeking out willing high flyer donors.
- I think the indoor sportsplex is a much-needed facility within the city. This is a fantastic location for it. The city should consider the addition of a pool to this facility.
- I think that a condition of the sale should be the creation of two pools (lane swim and recreational) and provision of swimming lessons (for the same rate as the regular city pools).

- Presently, the City of Kingston does not have a contemporary indoor multisport facility for public use, so the proposed construction of the 735 Innovation Drive 'sportsplex' is, in my opinion, a great investment in supporting health and overall wellbeing of all Kingstonians, especially youth.
- Totally support it Long overdue and so needed in the city It's a sore where there will be minimal impact Can't say yes please enough ! Still miss the Westbrook dome every winter Thank you for proposing this
- Given this is a private and presumably commercial development why would the City consider selling open space to support its development? Insufficient information has been provided to explain the rationale for this proposal. If sold It must be at current commercial value and the proceeds earmarked for City support to sport.
- I'm against. Open spaces should be cherished. There are plenty of spots center in the community center. Thanks
- I am against building a sportsplex on this land. As a resident of Greenwood Park road would turn a greenspace into a commercial area, and sportsplexes have historically not succeeded in Kingston. This leaves the possibility of removing greenspace for future abandoned business venture.
- I am strongly AGAINST this proposal. Here are my reasons: - The John Machin soccer field is an integral part of the history of Kingston East/Pittsburgh Township. Paving some/part of this soccer field over to provide a parking lot for a Sportsplex is WRONG!!!! - A Sportsplex at the back end of an industrial park doesn't jive with building an "active & connected community".....you have to drive to the Sportsplex! - Let's keep any space in our industrial park for industry.....not sports - Let's invest in more green spaces/parks/bicycle paths close to or within residential neighbourhoods - not in an industrial park
- I'm in favour! Kingston West is expanding so much. New houses are being built in most of the subdivisions including mine [redacted]. We have had limited access and less convenience to indoor sports and recreation facilities for many years! I would love to see a huge pool put in for lane swimming and other swim programs.!
- Please consider traffic on Hwy 15 and nearby streets. Hwy 15 frequently experiences gridlock during rush hour, and you'll likely have to widen Hwy 15 to two lanes in each direction from the 401 to Innovation Drive.
- yes
- No, neighbourhoods need indoor sports complexes to keep families active, especially during bad weather. This is a great investment into the health and well-being of the east end communities and I hope there are plans for more!
- 12 months of exercise is not a bad thing

- I totally support this development - I live on the East side of Kingston. The new community Center on the East side does not come close to accommodating the needs of the residents, particularly in view of another housing development being built on the river and the multitude of families here. Because the area where you are considering this development, has already been developed to support medical needs, it makes sense to continue to develop this parcel of land as a community hub. Many west Enders believe that the east end has nothing to offer - this would increase the interest in this area for Kingston at large - it is also conveniently located not far from the new bridge (Waaban) and the 401 off Highway 15.
- This is fantastic - our City needs more recreation and wellness facilities and this will be essential to offering year round opportunities to our community. The demand is truly in turf, specially indoor turf. Losing one mini-soccer field is manageable and any downfall is outweighed by the benefits.
- I live a few houses away from this site and would support this. When building, please consider ways to reduce noise (trees/hedges) for the neighbourhood and to reduce excessive lighting at night - lights not pointed at the houses close to the complex. Ensure appropriate parking is in the plan. Having been to many of these facilities in other towns, parking can be a nightmare and even dangerous (not exaggerating!) Please don't only plan for public transportation. RESTRICT parking on community side roads (Bluffwood/Greenwood). My biggest wish for a rec centre would include a full basketball court or two. Kingston is seriously lacking this and it almost feels kids are discouraged from this sport here. There is an outdoor one at LaSalle high school but it is often blocked off or closed. There are lots of baseball/soccer fields, hockey rinks (indoor and out) etc. but hardly any usable basketball courts. When my son played and we had to go outside of Kingston to find a place to practice. All you have to do is look at the physical lineups at sign up time to see the demand for play.
- I believe that it would serve the Sportsplex well!
- Apart from the monetary gain of selling the land is there any other monetary benefit to council?
- The best practice would be to lease the land, not sell it. Open space areas are valuable to the city. Think long-term. Sports complexes (inflatable dome?) do not have a long shelf life. Please do not sell this property. Work out a long-term lease -10 years renewable and charge tax on the facility as you would any other facility. Leasing is better (and it was what the savvy landowners in Kingston and elsewhere do).
- I strongly support the development of an indoor sportsplex. The city needs more indoor sports venues to better promote and support physical activity for all ages of our population. Specifically indoor facilities are needed given our cold climate.

- Stipulations should be made in the sale/development to allow for free public access/use to the sportsplex during certain times. As the current fields are publicly accessible and the replacement should be the same.
- I do not approve of the sale of the two acre parcel of John Machin fields for an indoor sportsplex. Too many unanswered questions. What will be in this indoor sports facility besides a soccer field. Why would the one international field not be used to place a soccer dome there?(it was built with a larger concrete rim around the exterior of the field which would allow for future expansion of a soccer dome). Is the PCBF aware of this and have they agreed? Where would the well used mid-size soccer field be replaced to?
- I missed the survey about the Indoor Sportsplex in the east end and the sale of the property the John Machin fields are on. I just wanted to say how excited I am that we are getting more facilities in the east end, especially with so many young families. My children are now grown, but we spent a lot of time on the 401 going to the west end for hockey and baseball, and mid-town for soccer (when we weren't lucky enough to get John Machin, which was hardly ever). I don't know the ramifications for the city selling the land – if it's financially beneficial (money from the land, taxes by the property owner, etc.), but my only fear is that a privately owned facility could have huge fees for people wanting to participate. Our taxes are already higher in the east end, so I hope recreational activities will not be more expensive as well.
- We are writing to express our conditional openness to the proposed open space disposition of land for a private indoor Sportsplex on Innovation Drive, adjacent to the Greenwood Park Trail and in remarkably close proximity to Greenwood Park residents. While we recognize the potential benefits of this facility, several critical concerns must be addressed to safeguard our community's interests. 1. Environmental Impact Mitigation: The proposed location poses significant risks to local wildlife and could disrupt the biodiversity along the Greenwood Park Trail, a valued resource known for its nature trails and scenic views. A comprehensive environmental impact assessment is essential to understand and mitigate these effects. We urge the Council to implement measures that minimize woodland removal and protect local ecosystems. Additionally, the close proximity to residential areas raises concerns about the potential environmental impact on human health and well-being. Noise and air pollution from the facility could significantly disturb local residents, particularly if not carefully managed. We must consider how these factors could affect the quality of life for those living nearby (noise-related stress impacts on both wildlife and humans alike, especially if this were to proceed as a SportsDome, rather than a brick-and-mortar building). 2. Preservation of Public Greenspace: This facility is intended as a private business, raising concerns about reducing existing public greenspace for private gain. We

advocate for the preservation of public spaces for community use, ensuring that the facility remains accessible and affordable to all residents. Council should prioritize reasonable public access, to avoid the potential exclusion of community members. Otherwise, the proposal would not align with the City's strategic priorities to expand parks and recreation opportunities and undermine community interests, if exclusive and unaffordable. Ideally, Council should obtain independent appraisals of the land value if they have not already.

3. Noise Pollution Mitigation: The introduction of a large sports facility will likely generate substantial noise, impacting the tranquility and quiet enjoyment of nearby nature trails and residential areas. We strongly recommend that effective noise reduction strategies be incorporated into the project. These may include sound barriers, strategic placement of HVAC systems, and clear restrictions on operating hours. We strenuously oppose any possibility of a SportsDome in this location, as it would further heighten noise and disturbance. Although the proposed architectural drawings presented at the Sept 18th Open House displayed an attractive brick-and-mortar building, several project advisors we spoke with at the Open House stated they could not definitively rule out the possibility of a SportsDome. Clarification and assurances from Council, conclusively ruling out a SportsDome, would be much appreciated.

4. Visual Impact: Given the proximity to residential neighborhoods, a robust visual buffer is crucial. We suggest implementing strict height restrictions, ideally limiting the structure to two stories rather than the proposed three, and developing comprehensive landscaping plans to minimize visual impacts on nearby homes and natural areas. This would also be inline with adjacent buildings/businesses shown on the City's sketch of 735 Innovation Dr.

5. Adequate Natural Buffer: It is vital to maintain a substantial natural buffer between the facility, nature trail and residential properties. The current plan for woodland clearance will leave an insufficient tree line to mitigate noise and visual disturbances. We recommend that community input be sought in designing this buffer to ensure its effectiveness.

6. Consideration of Alternative Locations: We encourage Council to explore relocating the Sportsplex to a site further away from residential zones, such as repurposing other underutilized fields at John Machin Park (international fields and parking lot, set farther in). This alternative could alleviate many concerns, particularly regarding environmental impacts and the preservation of greenspace, with less woodland removal required.

7. Reassessment of Existing Facilities: Before proceeding, it would be prudent to assess the potential for revitalizing existing facilities, such as the one at 1485 Westbrook Rd. Utilizing current infrastructure/land could minimize the impact on greenspace and promote a more sustainable approach to community recreation.

In summary, while we are not fully supportive of the current proposal as it stands, we are open to supporting it if these concerns are adequately addressed. We urge

City Council to consider these recommendations to ensure that the development aligns with the best interests of our community.