

# Staff Report to Council

**Title:** Expressions of Interests 708  
Queen Street

**Report Number:** Parks & Facilities-2025-13

**Director:** Community Services

**Manager:** Manager.

**Meeting Date:**  
Wednesday, March 26, 2025

**Date to be considered by Council:**  
Wednesday, March 26, 2025

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## Recommendation:

That Council direct staff to develop an Expression of Interest (EOI) to explore potential uses for the former Kincardine Fire Station located at 708 Queen Street, Kincardine.

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## Executive Summary:

The former Kincardine Fire Station at 708 Queen Street, is currently utilized by the Grey Bruce Woodturners Guild as well as some storage and prop making space for the Kincardine Theatre Guild. The proposed EOI presents an opportunity for repurposing the suggested space. An EOI process will enable Staff to gauge interest from various entities and align the usage of the building with community needs.

## Strategic Priorities:

B.7-Ensure municipal facilities and owned lands make the best use of each asset

## Financial Considerations:

The EOI process will involve minimal financial outlay, primarily administrative costs and Legal Counsel.

Future revenue potential could arise from leasing agreements or other partnerships with selected applicants. Currently the Municipality receives approximately \$850 annually from the Woodturners Guild for the leased space.

Budget allocations or financing may be required for initial renovations or adaptations post-selection dependent on intended use.

**Policy:** N/A

**Context and Background Information:**

The building, previously a functional fire station, holds significance and strategic location within Kincardine. Its proximity to municipal parks and facilities enhances its desirability for adaptive reuse. The current users have operated with limited interference, yet the building's full potential remains underutilized.

**Consultation Overview:**

Staff have reached out to the existing tenants to ensure they are aware of the request to Council for an EOI.

**Origin:**

Existing agreements are up for renewal. Staff will be working with the tenants to secure another agreement with a detailed termination clause.

**Implementation Considerations:**

The EOI would be structured over a multi-month period to allow sufficient proposal development.

Engage current users, potential applicants, and community members to ensure transparency and involvement.

The property is currently zoned Open Space – OS. Depending on the submissions, staff may need to apply for a change in this zoning.

**Risk Analysis:**

Potential disruption to current users during the transition process. Mitigation strategies could include phased implementation.

Perception of favoritism or bias in the EOI process. Ensuring a transparent, fair, and documented assessment will address public scrutiny.

Uncertainty in the financial viability of proposals requires diligent assessments to ensure long-term benefits outweigh initial investments.

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**Attachments:** None

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