



City Clerk's Department
MEMORANDUM

TO: Mayor & Members of Council
FROM: Mr. James Thompson, Committee Clerk, Planning Committee
DATE: January 5th, 2010
SUBJECT: J.K. Tett Centre Report (PC-10-009)

Please find attached a report pertaining to the J.K. Tett Centre. This report has been targeted for consideration by the Planning Committee at its regular meeting on January 7th, 2010.

Sincerely,

A handwritten signature in cursive script, appearing to read "James Thompson".

James Thompson
Committee Clerk



CITY OF KINGSTON
REPORT TO PLANNING COMMITTEE

Report No.: PC-10-009

TO: Chair and Members of Planning Committee

FROM: Cynthia Beach, Commissioner, Sustainability and Growth

RESOURCE STAFF: Brian McCurdy, Cultural Director, Cultural Services Department

DATE OF MEETING: 2010-01-07

SUBJECT: J.K. Tett Centre

EXECUTIVE SUMMARY:

At the regular meeting of the Planning Committee held on Thursday September 17, 2009 a motion was approved regarding Report No. PC-09-073 that requested a zoning by-law amendment related to 370 King Street West (J.K. Tett Building). The intent of the motion was that the recommendations that it contained be referred back to City staff so that they could address the issues of concern that arose during the meeting, including:

1. Consultations on building use, needs and access with potential tenants.
2. Consultation with the Arts Advisory Committee about the potential impacts of the findings of (1) and on the use of the Arts Cluster.
3. Review of the current report and recommendation by the Cultural Director and his staff.
4. Further consultation with Queen's University or other parties as may be necessary.

The Cultural Director, Brian McCurdy, the Cultural Manager, Colin Wiginton, and Rob Crothers, Project Engineer, have met with each prospective tenant group throughout the month of November to further identify tenant needs and concerns. In addition an Ad Hoc Committee made up of tenants, City project management team, and Cultural Services was struck and held their first meeting on Friday, November 13th to review in detail project plans. This Committee will meet on a monthly basis to address any issues that may arise from the planning process.

During this time the Cultural Director and his staff have also reviewed Report No. PC-09-073 and feel that the recommendations as stated are valid and that it is imperative that the zoning by-law amendment be approved in a timely manner so that work on the J.K. Tett Building can continue without hindrance. Once the approval of the zoning by-law amendment has been given it will also be easier to move forward with further consultations on the project involving Queen's University and other parties as needed.

RECOMMENDATION:

This report is for information only.

AUTHORIZING SIGNATURES:

<p>ORIGINAL SIGNED BY COMMISSIONER Cynthia Beach, P.Eng., MCIP, RPP, Commissioner, Sustainability and Growth</p>
<p>ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER Gerard Hill, Chief Administrative Officer</p>

CONSULTATION WITH THE FOLLOWING COMMISSIONERS:

Commissioner Beach, <i>Sustainability and Growth</i>	N/R
Commissioner Thurston, <i>Community Development Services</i>	N/R
Commissioner Leger, <i>Corporate Services</i>	N/R
Jim Keech, President, <i>Utilities Kingston</i>	N/R

(N/R indicates consultation not required)

OPTIONS/DISCUSSION:

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4. Further consultation with Queen's University or other parties as may be necessary.

In response to the motion, the Cultural Services department has sought to answer the concerns raised by engaging a range of colleagues and stakeholders involved in this project, including City Staff, the Arts Advisory Committee and the list of prospective tenants identified as a result of the Request for Expression of Interest that was initiated earlier this year.

At the regular meeting of the Arts Advisory Committee held on Thursday October 8, 2009 a number of steps were taken to open up discussion and to answer questions related to the proposed zoning by-law amendment. This included briefings by Bob Silverman, Director of Special Projects, on behalf of Queen's University and the Isabel Bader Centre for the Performing Arts as well as Speros Kanellos, Director, Real Estate and Construction Service, on behalf of the City of Kingston and the J.K. Tett Building. All of the prospective tenants were invited to attend the meeting so that they could hear the presentations and ask questions as needed.

As part of his briefing Bob Silverman provided a broad overview of the work that has been completed to date in relation to the Centre for the Performing Arts. Most importantly he addressed the issue of parking and described the work that has been done to date to negotiate access to "distributed parking" in consultation with Corrections Canada and St. Mary's by the Lake Hospital. Specific information was provided by City staff on how the issues of use, needs and access have been addressed as part of the City's planning process related to the J.K. Tett Building.

City staff described in detail the intended design of the J.K. Tett Building using drawings developed by the consulting architectural firm, Colbourne and Kembel Architects Inc.

In addition, staff:

- Addressed the issue of parking and outlined the fact that progress has been made in this area as a result of continuing negotiations with Queen's University.
- Clarified the fact that a loading area has always been incorporated as part of the design of the building design even though a loading dock in a more formal sense would not be required as part of the zoning by-law amendment.
- Outlined how the proposed design of the building would provide additional access points along the east side of the building making it possible to load materials and equipment directly in and out of the building along Morton Street.

The point was also made for the benefit of the Arts Advisory Committee that more consultation and design work would have to be done once an architect is selected as a result of a Request for Proposals (RFP) process. Since this cannot occur until the zoning by-law amendment has been approved it is difficult to build momentum at this time so that the issues of concern that have been raised can be fully addressed and resolved. Regardless, the Cultural Services department has continued to consult with the prospective tenants. This has involved meeting with the tenants that expressed interest in assuming the role of Facilities Operator and also by developing and distributing an Expanded Facility Needs Assessment Form that will be used to

compile more detailed information related to building use, needs and access. All of the prospective tenants have returned their completed forms by October 23, 2009 so that this additional information can be shared with both City staff and the Arts Advisory Committee so that the outstanding issues can be resolved in an informed, collaborative and proactive manner.

EXISTING POLICY/BY LAW:

N/A

NOTICE PROVISIONS:

N/A

ACCESSIBILITY CONSIDERATIONS:

N/A

FINANCIAL CONSIDERATIONS:

N/A

CONTACTS:

Brian McCurdy, Cultural Director
Colin Wiginton, Manager, Cultural Services

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OTHER CITY OF KINGSTON STAFF CONSULTED:

Rob Crothers, Project Manager, Real Estate and Construction Services

EXHIBITS ATTACHED:

N/A