



CITY OF KINGSTON
REPORT TO LVEC STEERING COMMITTEE

Report No.: LV05-001

TO: Chair and Members of the Large Venue Entertainment Centre (LVEC) Steering Committee

FROM: Denis Leger, Acting Chief Administrative Officer

PREPARED BY: Don Gedge, Director, LVEC Project

DATE OF MEETING: 2005-01-25

SUBJECT: LVEC Stakeholders Advisory Group and Site Concept Plan

RECOMMENDATION:

- 1) a) That the Large Venue Entertainment Centre (LVEC) Steering Committee approves and recommends to Council the terms of reference for the Stakeholders Advisory Group as outlined in Report No. LV05-001 and,
 - b) That the Large Venue Entertainment Centre (LVEC) Steering Committee approves and recommends to Council the member selection process for the advisory group as follows:
 - Staff have categorized the different types of stakeholder and user groups and will directly recruit members for the Stakeholders Advisory Group
- 2) That the Large Venue Entertainment Centre (LVEC) Steering Committee recommends to Council the Site Concept Plan depicted in Schedule A be adopted.

- And further -

ORIGIN/PURPOSE:

The purpose of this report is to seek approval of the proposed membership and Terms of Reference for the LVEC Stakeholders Advisory Group and the proposed Site Concept Plan for the LVEC as well as provide an update to the Committee.

OPTIONS/DISCUSSION:

A) LVEC Stakeholders Advisory Group

According to the Work Plan issued in November, 2004, a Stakeholders Advisory Group for the LVEC was to be appointed in January of 2005. Staff are recommending a process for choosing the Stakeholders Advisory Group, the composition of the group and the timing for future meetings.

There are two basic approaches to selecting the Stakeholders Advisory Group. The first is to advertise for volunteers and based on the credentials of people responding to the advertisements; choose the representatives for the group. The second is to directly approach potential volunteers and ask them to become a member of the group.

The LVEC Stakeholders Advisory Group's role will be specialized in nature and, with the exception of representation from the adjacent neighbourhood; the selection process lends itself to one of individual recruitment. In the case of adjacent residents, a process can be established wherein they appoint their own representatives.

Therefore it is recommended that staff directly approach potential user groups and known interested parties for representatives from the following communities of interest:

- the Grand Theatre
- Queen's Entertainment Agency
- Kingston Downtown BIA!
- Kingston Frontenacs
- Kingston Construction Association
- Banking/Financial services sector
- Radio
- Television
- Concerts: A representative from the Tragically Hip
- Leeuwarden Condominium's Board of Directors
- Frontenac Village
- McBurney Park Neighbourhood Association
- Each potential tenant (to be added as potential tenants arise)

The proposed mandate or Terms of Reference of the LVEC Stakeholders Advisory Group will be to provide input and advice to the Steering Committee:

- to ensure that the functional design and associated amenities address the needs of concert and show acts; organizers of trade shows, exhibit space and community events; television and radio broadcasting; the Kingston Frontenacs; and the residents in the immediate area of the complex.
- to ensure that the entertainment uses of the LVEC are complementary to entertainment organized by management of The Grand Theatre, Queen's University and the Downtown Kingston BIA.

B) Site Concept Plan

Appendix A attached is a depiction of the proposed Site Concept Plan. Relative to other potential site concept plans, this plan has a number of distinct advantages as follows:

- It maximizes the opportunity to fully develop the marina theme inherent to the site selection.
- It maximizes the view planes from the Leeuwarden Condominium across the street.
- It increases the amount of parkland by at least 270 m².
- When viewed from the causeway, the Royal Military College (RMC) or across the Inner Harbour, it creates the best perspective on the site.

- It should facilitate an architectural design making the building more complimentary/interactive with summer activities at the marina/park. For example, one can envision a balcony, adjacent to meeting rooms, overlooking the marina and/or food and beverage activities at ground level and/or integration with a small band shell.
- If desired, there have the option of not moving the dry dock.
- Space is available for working on boats, as is done today.
- If desired, space is available for testing new fire boats.
- There is no need for a potentially extended process of the studies and government approvals required if there was a need to fill in a portion of Anglin Bay.

For all of the above reasons, staff recommends that the Steering Committee adopt the attached Site Concept Plan.

C) **Update**

a) **The Work Plan**

The schedule in the Work Plan suggests beginning the Request for Proposal (RFP) process in the last quarter of 2005. Prior to beginning this process, staff will want to have fairly detailed functional specifications. To achieve this timeframe, an initial meeting could be held with the LVEC Stakeholders Advisory Group in late February, 2005 with subsequent meetings scheduled in April, June and late August, 2005.

Committee members will recall the Work Plan presented at the meeting of 2004-10-19 and the subsequent Progress Report issued at the meeting of 2004-11-23. The Work Plan will be developed and put in a project management (Gantt chart) format. Over the next month, activities and schedule of activities will be refined and updated to reflect the results of the various studies underway and the Business Plan recommendations. A more detailed and updated Work Plan will be issued toward the end of the first quarter.

In general terms, the Work Plan is on schedule. There has been one important addition to the Work Plan. A rezoning and Official Plan amendment application process has been initiated to change the zoning of the lands on the site to commercial (C1) and to amend the Official Plan. The rationale for these new activities is discussed later in this report.

b) **Technical Advisory Committee**

The Technical Advisory Committee is a staff committee appointed by the Commissioners of the various departments. Its primary role is one of providing relevant data, technical information and professional opinions on various aspects of the project.

The Committee was appointed on November 22, 2004 and is composed of the following departmental representatives:

| DEPARTMENT | NAME | TITLE | PHONE |
|---------------------------------|-----------------|---------------------------------------|-------|
| Corporate Services | Gerard Hunt | Manager of Finance | 2205 |
| | Hal Linscott | Director of Legal Services | 1296 |
| Utilities Kingston | Jim Miller | Manager, Utilities Technical Services | 2475 |
| Community Services | Mark Fluhrer | Manager, Policy & Support Services | 1342 |
| Operations | Malcolm Morris | Manager of Transit | 2260 |
| | Paula Nichols | Manager of Parking | 1279 |
| Planning & Development Services | Speros Kanellos | Manager of Engineering | 3133 |
| | Paul MacLatchy | Manager of Environment | 3134 |
| | George Wallace | Manager of Planning | 3252 |
| Chief Administrative Office | Don Gedge | Director, LVEC Project | 1271 |

The initial meeting of the Committee is scheduled for the first week of February. At this meeting staff will be reviewing the progress to date, the Business Plan and the work activities over the next several months. In the meantime, a number of individuals from this Committee are spending a considerable amount of time working on various aspects of the project.

c) **The LVEC Website**

In our previous Steering Committee meeting, various approaches were discussed to trying to find ways to create an appropriate imagery aimed at showing people that an LVEC can be a very attractive building. As a "start" towards creating an appropriate vision, staff have put a picture of the John Labatt Centre in London, Ontario on the web site. Incorporated into the Labatt Centre is the exterior façade of the historic Talbot Inn. More thought is still being given to creating imagery aimed at a vision of what the LVEC can look like.

d) **The Business Plan**

The Business Plan is a work in progress. A draft of the Business Plan should be ready for tabling at the February meeting of the Steering Committee. To help provide people with a detailed understanding of the Business Plan, I will be recommending a schedule for a number of workshops/Town Hall meetings. This schedule will include a workshop for City employees and Council.

e) **Traffic and Parking Study**

This study is also a work in progress and is the one study not being rushed. A great deal of attention is being given to ensuring that the report is meaningful and accurate. We would like to commend City staff that, on their own time in the evenings and on weekends, are out doing traffic and parking counts. Staff

has also been spending time receiving input from community individuals. Staff believe the study is on schedule for completion in early March. Following the receipt of a draft report, public meetings will be held.

f) **Phase 1 and Phase 2 Environmental Report: City Owned Property**

This work has been completed and there do not appear to be any environmental issues that would impact the project.

g) **Geotechnical Study**

Drilling has been completed and the results from the drilling are in the process of being analyzed.

h) **Financing**

The Business Plan explores financing alternatives, a potential financing structure and objectives for raising monies from diverse funding sources.

i) **Site Rezoning and Amendment to the Official Plan**

Mr. John Uliana of CCL/IBI, has been engaged as the Planning Consultant for these submissions. New work to be completed for the submission includes:

- Boundary Survey
- Topography
- An enhanced Site Concept Plan
- A building sketch, including height
- A report outlining the planning rationale for the Official Plan Amendment (OPA).
- A solar study
- A site servicing plan
- An archaeological study
- Possibly, an environmental impact study
- Possibly, a wind study.

The letter attached as Appendix B from Mr. Uliana outlines the rationale and approach to the rezoning and Official Plan amendment.

The target date for submitting the proposed rezoning changes and the Official Plan amendment is the week of February 20th, 2005.

f) **Presentations**

Over the next two weeks, staff will be speaking at luncheons being held by the Kingston Young Entrepreneurs and the Royal Military College (RMC) Club.

EXISTING POLICY/BY-LAW:

N/A

LINK TO STRATEGIC PLAN:

Culture, Recreation, Parks & Heritage
Economic Prosperity

FINANCIAL CONSIDERATIONS:

None at this time

CONTACTS:

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|-------------|-------------------------------------|--------------------|
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DEPARTMENTS/OTHERS CONSULTED AND AFFECTED:

Department of Planning & Development Services, Engineering Division

NOTICE PROVISIONS:

N/A

APPENDICES:

Article I.
Appendix A – Proposed Site Concept Plan
Appendix B – Letter from CCL/IBI dated 2005-01-18 regarding rezoning and Official Plan Amendments.

Denis Leger
Acting Chief Administrative Officer