



**LARGE VENUE ENTERTAINMENT CENTRE STEERING COMMITTEE
REGULAR MEETING NO. 2005-02
MINUTES**

Meeting held Tuesday 22nd February 2005 at 7:00 a.m.
in the Councillor's Lounge, City Hall

MEMBERS PRESENT

Councillor Ed Smith, Chair
Mr. Mac Gervan, Vice-Chair
Mayor Harvey Rosen
Mr. Michael Ross

TECHNICAL COMMITTEE MEMBER

Mr. Richard Ryde

REGRETS

Mr. George Hood

STAFF PRESENT

Mr. Denis Leger, Acting Chief Administrative Officer
(non-voting member)
Mr. Don Gedge, Director, LVEC Project
Mr. Gerard Hunt, Acting Commissioner, Corporate
Services
Mr. Brian Judge, Communications Officer
Mr. David Mignault, Research & Grants Coordinator
Ms. Susan Powley, Committee Clerk

OTHERS PRESENT

Approximately 36 members of the public

THIS IS NOT A VERBATIM REPORT

MEETING TO ORDER:

Councillor Ed Smith called the meeting to order.

Mr. Denis Leger introduced Mr. David Mignault, Research and Grants Co-Ordinator who will assisting Mr. Don Gedge on a half-time basis.

CONFIRMATION OF AGENDA:

*Moved by Mr. Ross
Seconded by Mayor Rosen*

That the agenda be confirmed.

CARRIED

CONFIRMATION OF MINUTES:

*Moved by Mr. Gervan
Seconded by Mr. Ross*

That the minutes of Meeting No. 2005-01 dated 25th January 2005 be confirmed.

CARRIED

POSSIBLE PECUNIARY INTEREST:

None was declared.

IN CAMERA ITEM:

*Moved by Mr. Gervan
Seconded by Mr. Ross*

That the Committee will resolve itself into "In Camera" to consider the following item:

- *A land matter*

CARRIED

*Moved by Mr. Gervan
Seconded by Mr. Ross*

- *That the Committee will resolve itself out of "In Camera" without reporting.*

CARRIED

[7:30 a.m.]

BUSINESS:

a) Discussion regarding Information Report No.: LV05-002 'Status Report':

(attached as Schedule 'A')

Mr. Gedge provided an overview of Report No. LV05-002 dated 22nd February.

Mr. Gedge advised he was booked to speak to various groups to include a presentation to the Senators group and a media taping.

Mr. Gedge noted comments regarding the Geotechnical Study and a proposed wind study. Mr. Gedge confirmed a wind study is not required for an Official Plan and Zoning Amendment.

b) Discussion regarding Report No.: LV05-003 'Background Information on the LVEC Business Plan':

(attached as Schedule 'B')

Mr. Don Gedge introduced Report No. LV05-003 dated 22nd February which outlines the expectations of the Business Plan. This plan will be the first major document since the Task Force Report. The report is based on two principles drawn from the Mayor's Task Force Report:

- 1) The Need for the LVEC
- 2) The Location of the LVEC subject to the feasibility of the site

Mr. Gedge clarified what the Business plan would and would not address, and answered questions based on this section of the report. He highlighted that the Business Plan will establish credibility for the project. Capital costs will be projected using a public sector Oshawa project document. Mr. Gedge confirmed that Oshawa and Sault Ste Marie are moving ahead with their sports centre.

c) **Motion of Council - 01st February 2005 - LVEC Steering Committee Report regarding Stakeholders Advisory Group**

(attached as Schedule 'C')

A motion of Council noting Terms of Reference for the Stakeholders Advisory Group was noted.

Councillor Smith confirmed responses from an ad for Stakeholders Advisory Group members placed in the local paper. Mr. Gedge will be speaking with these individuals in the next few days. A first meeting is proposed in 3-4 weeks.

Meetings of the Stakeholders Advisory Group will be accessible to the public with notes taken of proceedings, similar to the Community Advisory Group associated with the Multiplex Steering Committee. Mr. Leger suggested that a member of the LVEC Steering Committee chair this advisory group.

It was agreed that a representative from the Marine Community be invited to sit on the Stakeholders Advisory Group.

*Moved by Mr. Gervan
Seconded by Mr. Ross*

That the list of user groups for the LVEC Stakeholders Advisory Group appointed by staff, be further amended to include one member of the Marine/Yachting Group.

CARRIED

*Moved by Mr. Ross
Seconded by Mayor Rosen*

That Mr. Mac Gervan and Councillor Ed Smith be nominated Co-Chairs of the Stakeholders Advisory Group

CARRIED

*Moved by Mr. Ross
Seconded by Mayor Rosen*

That nominations be closed and that Mr. Mac Gervan and Councillor Ed Smith, members of the Large Venue Entertainment Centre Steering Committee, be declared Co- Chairs of the Stakeholders Advisory Group.

CARRIED

Mr. Gervan and Councillor Smith accepted the nominations.

c) **Motion of Council - LVEC Project Application for Rezoning and Official Plan Amendment**

(attached as Schedule 'D')

It was noted that a Motion of Council regarding the timing and submission of applications for rezoning and official plan amendments dated 15th February 2005 was lost on a tie vote. Mr. Leger confirmed that a 2/3 vote of Council would be required to bring this motion forward again for reconsideration.

Motion of Council 15th February 2005 which was LOST on a tie vote:

WHEREAS, within Report No. LV05-011 of the Acting Chief Administrative Officer, Large Venue Entertainment Centre project, it is proposed that an application for rezoning and official plan amendments be considered for February 20, 2005;

BE IT RESOLVED THAT no applications be submitted until such time as Council has received all feasibility studies and has made a decision on the location of the proposed Large Venue Entertainment Centre.

d) **Next Steps**

As noted in the discussions.

CORRESPONDENCE/CIRCULATIONS:

- **Advisory Group Press Release**

(attached as Schedule 'E')

- **Correspondence**

(Listing attached as Schedule 'F')

(distributed separately)

OTHER BUSINESS:

Councillor Smith invited members of the public to indicate if they wished to speak at this time.

Joche Katan

Ms. Katan held up an aerial photo and advised this provided a false impression at a certain angle. She asked if any of the eight members of the Committee had measured the corner of the proposed building to the Leeuwarden Building. She said there is a distance less than 100' which is not acceptable for a building five times the mass of the Leeuwarden Building.

Bruce Todd

Mr. Todd advised he had asked Mr. Gedge to circle the amount of parking area taken and the amount given back by letter and email and asked why a diagram has not been provided with this information.

Mr. Gedge advised that a diagram indicating this information had been provided to the City Clerk and he invited him to come in to see it.

Mr. Todd asked why Mr. Gedge had advised that dispersed parking would work better than parking lots, noting comparisons made with Sarnia and El Mira. He mentioned an 800 car parking garage across the street from the Elmira, New York arena.

Mr. Gedge replied that in Sarnia, cars were stuck in a parking lot after every event which became a sore point. In Elmira, the use of the parking structure was low. After an event the downtown area cleared in 15 minutes. Similar parking concerns were expressed in Elmira, but he has been advised there have been few complaints since the centre has been built.

Councillor Smith advised that a Parking Study is underway which will provide more answers regarding parking.

Rob Wood

Mr. Wood thanked Mr. Gedge for attending a Renaissance Network meeting held the day before. He said many residents are in favour of this project. The group are anticipating the outcome of studies pending, and note the community effort. They wish to approach this knowledgeably rather than with apprehension. Mr. Wood asked the Committee and staff to call on the group for any assistance. He noted the great opportunity this project would provide for the community for great events. He recognized the place vision plays in a successful community.

Councillor Smith acknowledged this project as a Council priority at this time and thanked Mr. Wood and his group for envisioning the possibilities.

Bill Dalton

Mr. Dalton calculated up to 2500 cars would require parking for a 5000 seat arena. Calculations can be made at 2.6 – 2.7 people/car. He noted 2700 Municipally and privately owned parking spaces in a 10 minute walking distance. Mr. Dalton noted events such as the Buskers, Feb Fest, and Tall Ships which drew 30-40,000 people. He advised he does not understand the parking concern.

Jay Abramsky

Mr. Abramsky asked when a shovel would go in the ground if all went well.

Mr. Gedge replied that it would be April – June of next year.

Cormac Evans

Mr. Evans advised he is a 7-year resident of the City and is a professor. He said the City has much potential. To meet the goals of construction is the biggest piece of the puzzle. To claim being a world class community an investment must be made. St. Johns, Ottawa and others have made this investment. It

is important for the City to make an investment downtown, which is critical for the sustainability of the downtown and will show our best asset. The facility needs the correct number of seats.

Councillor Smith advised that a 6000 seat bowl is proposed with 5000 seats installed initially. An opportunity to install the rest will be in 1-5 years. The facility in Guelph installed an additional 800 seats when the memorial cup was won.

Mary Syrett

Ms. Syrett advised she lives downtown on Ontario Street and is a member of Kingstonians Concerned about the LVEC. She said the project is a moving target and questioned the number of seats at 5000, 6000 or plus 1800. She expressed concern that people who ask questions are considered to be naysayers. She asked what the internal capacity of the LVEC would be and if the picture provided is an accurate representation of the footprint of a building that can hold that capacity.

Councillor Smith advised the Committee has established a 6000 seat capacity in the bowl. It would be prudent to decide on 5000 seats with 1000 seats added later for financial reasons.

Mr. Gedge added that the building frame can house 6000 seats. To go to 8000 would be a huge expense as it would require the roof to be raised. All technical studies and capital costs are based on a 6000 seat capacity, with the exception of the Traffic Study which is based on 5000 seats. Another Traffic Study would be done for 6000 seats as this would significantly change the conditions around the site.

Doug Ritchie

Mr. Ritchie advised that as Managing Director, Downtown Kingston, they arrange entertainment. He looks forward to their role with the Stakeholders Advisory Group. Many agencies are represented in the Stakeholders Advisory Group who will promote much variety and tradeshows. Mr. Ritchie encouraged Mr. Gervan, Chair of the Committee to get members together as soon as possible.

Kim Donovan

Mr. Donovan, KINCORE, asked regarding an architecturally inspired design for the facility.

Councillor Smith noted this is a question asked often. The building must be a landmark building as seen from the outside.

Mr. Gedge responded that at this point it would be a conceptual idea – and would be designed in keeping with what the residents want. He advised that a request has been made to have the largest organ in the City in this building. Lots of glass on the front of the building toward the harbour will enhance gatherings such as weddings and receptions. A bandshell and park/marina could be considered. Mr. Gedge summarized that the City needs the ability to handle conventions and banquets. The design must be within the means of what the City has to spend.

Mr. Ross added that this is a site with a marina adjacent. Possibilities include terraces overlooking the water instead of the construction of a box for an arena. It will be imperative to have a landscape architect as part of the team. It is difficult to predetermine a design – creativity and costing genius' must get together. Discussions with the St. Lawrence Valley Association of Architects note required definitions of design concepts. A preliminary discussion has been held regarding a charette.

Mr. Donovan noted a requirement for an enhanced waterfront trail from Davis Tannery Development and on up the harbour to feed through to the downtown. Trail systems should be enhanced on the waterside. He said this project can be a beacon to draw the community together.

Bert Horwood

Mr. Horwood expressed concern regarding the compatibility of planning and residential living. His bedroom is 40 metres from the proposed building. His concern is afternoon or nighttime sleep interruptions when a rock concert is on. He said he loves the downtown, but the concrete is crumbling.

Eric Davies

Mr. Davies advised he would assume that any events would need to abide by City by-laws in order to protect citizens rights. In Gananoque live outdoor events are assessed before they are launched.

Ruth Galbray

Ms. Galbray advised that the project would be a pleasure and exciting.

Mel Martin

Mr. Martin compared 6 or 7 exits for the Memorial Centre, with 2 for this facility. This would mean a traffic jam, and traffic on a road through the Rosen property.

Councillor Smith reiterated that a Traffic Study would soon deal with these issues.

NEXT MEETING:

The next regular meeting is scheduled for 22nd March at 7:00 a.m.

ADJOURNMENT:

The meeting adjourned at 8:50 a.m.