



**MINUTES**  
**SPECIAL**  
**COMMITTEE OF THE WHOLE**

**October 5, 2015**  
**3:00 p.m.**  
**City Council Chambers**

**Present:** Mayor D. Canfield  
Councillor M. Goss  
Councillor R. McMillan  
Councillor D. Reynard  
Councillor L. Roussin  
Councillor S. Smith  
Councillor C. Wasacase  
K. Brown, CAO  
H. Kasprick, City Clerk  
C. Neil, Recreation Services Manager

**A. Call Meeting to Order**

Mayor Canfield called the meeting to order at 3:00 p.m.

**B. Public Information Notices**

N/A

**C. Declaration of Pecuniary Interest & the General Nature Thereof**

Mayor Canfield then asked if any Member of Council had any Declarations of Pecuniary Interest and the General Nature Thereof pertaining to any items as follows:-

- 1) On Today's Agenda
- 2) From a Meeting at which a Member was not in Attendance

There were none declared.

**D. Presentation**

**Stantec – Events Centre Progress Update**

Warren Thomson (Stantec) and David Nelson (Nelson Architecture) were present to make a presentation to Council on their progress with the Events Centre development business case.

The Event Centre Business Case and deliverables for the development include: review/report on proposed design, site development elements and phasing, refine and revise design and site plan as necessary, cost estimate/ construction schedule, partnership options/funding/tenant opportunities. They are looking at cost estimates and construction schedule. They are looking at

partnership options, funding and tenant opportunities. The operating costs and staffing is a very important piece to this. Fees and revenue forecasts along with consultation and community benefits.

Some key dates include a council presentation today, followed by schematic design drawings on October 19<sup>th</sup>. Following this will be an open house on November 10<sup>th</sup> followed by a draft project definition report on November 20 and a final presentation to Council on December 8<sup>th</sup>.

A Design Charrette meeting was held two weeks ago included a nice cross section of representatives from the community. Table groups included Ice Arena, Multi Use Space, Site Development and Sustainability. Various members from the community participated in the round table discussions with input from a large sector of backgrounds.

The Ice Arena Table Group covered things such as seating capacity, viewing lounge and shared concourse, dressing rooms, players benches, rink maintenance. The Multi Use Space table group included capabilities, potential ability to host, concerts, accessibility, and design. The Site Development Table Group discussed things like the Geotechnical, the access and parking, hotel development, site amenities, utilities, building access. The Sustainability Table Group discussed the environment impacts such as energy, water and natural light. The social aspect such as the atrium space and users. They also discussed the economics including revenue generation, parking fees and operations.

They want to be able to break out the rooms so they need to make sure the design considerations are given. There are things like lighting for a performance and there are functional issues that need to be addressed. Some of the key issues for the design had concerns about the methane levels in the ground and changes the foundation development.

There are challenges with the parking and demand for parking in this area. The boat ramp is very well used and it may not be in the best location. This is something that will have to be considered. A hotel development on site is a real consideration and there has been interest by outside parties to develop a hotel on this property. It would require a new hydro service to the property. They are initiating a traffic study. It isn't the day to day traffic, but the event traffic. Parking on the site there is approximately 700 cars currently available to park.

The sustainability table group had a lot of discussion. The energy use and operational costs are being carefully considered in the initial design concepts. There are seven key issues that are before Council in making this determination. The high ice rink demand even with Keewatin ice investment, adaptable space, multiple uses, there are numerous demands in the community and finding the right balance that works for the community. The methane gas extraction there is opportunities perhaps this is cost neutral and benefit and it may be a plus it could be flared or vented but could add additional costs. Water front docking development and parking implications this has other implications to the project. It is a domino effect. if the boat ramp stays there it limits other things on the site. There are two issues and both are significant to the brand but we need to work in harmony with the community. A hotel on site has benefits. There are a lot of benefits and interesting benefits that need to be fully explored and articulated. For Council to make a decision, it is going to require thinking and attraction of the site. Success of this will have impacts on revenue and operating costs.

Stantec is working on all these options and want to ensure that there is a comfort for council that they have addressed all of these things.

Council thanked Mr. Nelson and Mr. Thomson for their presentation and a copy was left with the Clerk.

### **E. Adjourn to Closed Session**

That pursuant to Section 239 (3.1) of the Municipal Act, 2001, as amended, Committee will move into a Closed Session at 4:03 p.m. for the purpose of educating/training Members pertaining to a presentation by the Ontario Lottery and Gaming Corporation; and further

That at this meeting, no Member will discuss or otherwise deal with any matter in a way that materially advances the business or decision-making of Council.

### **F. Return to Open Session & Adjournment**

Council returned to open session at 5:45 p.m. with no reports from the closed session.

The meeting adjourned at 5:45 p.m.