



Minutes

Of a Meeting of the Event Centre Committee of the City of Kenora

**Tuesday, October 13, 2015 – Kenora Recreation Centre Upstairs Meeting
Room 5:30 p.m.**

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With Chair Chris Van Wallegghem, Judy Bain, Andrew Koch, Corey Stacinski, Councillor Rory McMillan, Councillor Dan Reynard, Heather Kasprick, City Clerk, Jeff Penner, Stantec, David Nelson, Nelson Architecture Inc., Colleen Neil, Recreation Manager, Kerri Holder, Administrative Assistant

Regrets Megan Derouard, Patrick Lessard, Warren Thompson, Stantec

1. Call to Order

Chris called meeting to order at 5:30 p.m.

2. Declaration of Pecuniary Interest and the General Nature Thereof

There were none declared.

3. Confirmation of Minutes

Moved by R. McMillan, seconded by A. Koch and Carried -

That the Minutes of the Event Centre Committee meeting held September 8, 2015 be confirmed as written and filed.

4. Stantec-Nelson Design Charrette Workshop Results

A summary report had been circulated to Committee members prior to the meeting and had been presented to Mayor and Council on October 5th. David reported that the workshop involved a large variety of groups and that many skill sets were represented at each of the four tables (Ice Arena, Multi Use, Site Development and Sustainability). He explained the workshop results generated some changes to the original plan. The Ice Arena group discussed seating capacity, viewing lounge/share concourse, dressing rooms, players benches, and rink maintenance. This table suggested seating capacity of 2200 seats. This would be 850 more seats than the facility has now. There was concern about filling those seats in terms of attendance to large scale concerts and

tournaments. The Committee was comfortable with seating capacity of 1,700 and Stantec will proceed with that number. Box seats uses and retail space ideas came from the workshop also. The Committee favoured having multiple uses for all rooms and spaces.

The multi use group discussed capabilities of the space, potential ability to host events, concert requirements, accessibility, and design. Numerous events (dance or vocal recitals, court sports, theatre productions, screenings and shows, training sessions, exercise programs, group conferences) that could be held in this area were listed by the group and an ideal seating of 300-500 attendees was determined. This means the plan will look at a flexible space to fulfill what is needed for all those pieces. A concern about storage was mentioned in trying to fit so many activities into one room.

There was discussion around being involved with gymnasiums as the school boards normally take that on. It was questioned whether Kenora needs court space or would the Kenora Sportsplex meet this demand. It was noted that there is a shortage for adult court sport time due to closures of some school gyms. The Sportsplex currently hosts field sports only and may develop court space in the long term. Jeff indicated that it is the trend for municipalities to run gymnasiums. This project will need to meet standards for height and other gym features for court sports that other smaller facilities may not. There was discussion about the type of flooring the multi purpose area would have and the costs to maintain the floor.

Both ice arena and multi use groups considered kitchen facilities needed to cater the various events held at the facility. David indicated that a recommendation was made to have a prep kitchen rather than a full kitchen. This option presents a capital cost decrease for the project and so the Committee agreed on the prep kitchen alternative.

The site development table discussed the geotechnical issues, access and parking, hotel options, site amenities, utilities and building access. David reported that they are looking into a Hydro One program that funds the production of electricity from methane gas. He further explained that in order to pursue this opportunity, more geotechnical bore holes would need to be taken. To reuse the methane gas, the extent of the methane gas present needs to be known. This means additional costs to the business case. It was asked if the Committee would approve the additional funding for further investigation. It was explained that this would have to go through to Council for approval. David will work on a proposal for the additional geotechnical testing and forward to Colleen.

Parking remains an issue and off-loading is a major concern. A traffic study is being done now. David shared that they have met with the two developers who are interested in parking space and have not committed to any agreement at this

time. Colleen had concerns about access and egress based on what is happening now in the current facility and also in terms of emergency planning. Jeff indicated that options are being considered to address this and can be further discussed with Colleen.

The boat ramp is another site issue to address. It was stressed that the plan will not displace the boat ramp or any other amenity until alternate placements are found within the community.

Importance of a hotel on the site and that it promotes private/public partnership was noted. Jennifer Findlay, Economic Development Officer, confirmed there is room for hotel development in Kenora. A hotel is a reasonable piece to be looking at for this project and it was recommended that it be attached, as there are benefits to sharing meeting rooms, restaurants, gyms, etc. The plan will have a placeholder for a hotel until a private investor comes on board. It could be part of future expansion. Essentially all components of the project can be integrated at any stage as the project still moves forward.

The Stantec-Nelson team will proceed with the designs being worked on now and include input from this meeting and ideas from the workshop. It is planned that draft pictures will be ready for review at the next meeting.

5. October 5th Council Presentation

A progress report was presented to Mayor and Council on October 5th and most of the Committee members were in attendance with Warren and David. The presentation was well received by Council and the main issues brought up by Council were First Nation engagement and an emphasis on the business plan. David reported that they have since met with Councillor Wasacase in regards to the First Nation element and have noted his suggestions. It was noted that all people have been encouraged to apply for a position on the Committee and be involved in the information gathering process, regardless of their background. Colleen mentioned that the focus of the facility has been health and wellness and they reached out to all groups to participate through different programs without targeting specific groups. The facility is a place for everyone. Colleen will follow up with Councillor Wasacase. It was recommended to highlight how the First Nation community is being engaged in the report to Council next month.

6. Report on OLG Update

Some Committee members accepted the meeting invitation to attend a presentation by OLG (Ontario Lottery and Gaming Corporation) on October 6th to learn about the relationship to this project. The casino project is ongoing and the next stage is an RFP for a service provider. There was discussion about the impact of Council's restrictions on a casino development.

7. Other Business

Stantec Nelson will prepare the methane recovery cost proposal report.

8. Next Steps

The next step in the project plan is to host an open house. The open house is set for November 10th to provide the public with an update on the plan, with schematic designs, a site plan, and a building layout. It was explained that this will be an informal, drop-in style event, where people can provide feedback through open one-on-one discussions or submit written comments.

Corey arrived at 6:41 p.m.

Heather will look after the open house announcements.

There was discussion about the next progress report to Council. Heather recommended a special meeting again to allow for extended time. Heather will find a suitable date and send an invitation.

9. Communications and/or Announcements

There were no other communications or announcements.

10. Next Meeting

- Tuesday November 10, 2015

11. Adjourn Meeting

The meeting was adjourned at 6:45 p.m.