



**MARKHAM SPORTS, ENTERTAINMENT AND CULTURAL CENTRE
SUB- COMMITTEE**

**Thursday July 30, 2012 – 11:00 a.m.
York Room**

MINUTES

Attendance:

Members:

Mayor Frank Scarpitti - Chair
Deputy Mayor Jack Heath – Vice Chair
Regional Councillor Jim Jones
Regional Councillor Gord Landon
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti

Other Council Members:

Regional Councillor Joe Li

Staff:

Andy Taylor, CAO
Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Alan Brown, Director of Engineering
Ronji Boroah, Town Architect
Stephen Chait, Director of Economic Development
Catherine Conrad, Town Solicitor
Denis Flaherty, Director of Communications and
Community Relations
Richard Kendall, Manager, Central District
Sepideh Majdi, Senior Development Engineer
Rino Mostacci, Director of Planning and Urban Design
Don Taylor, Manager, Executive Operations
Mark Visser, Senior Manager Financial Strategy &
Investment
Kitty Bavington, Council/Committee Coordinator

Presenters:

Graeme Roustan, GTA Sports and Entertainment
Sheldon Levitt, Quadrangle Architects
Sharon Sterling, Genivar
Greg Alexander, BBR Architects

The Markham Sports, Entertainment, and Cultural Centre Sub-committee meeting convened at 11:05 am with Mayor Frank Scarpitti presiding as Chair.

1. Disclosure of Interest – None Declared

2. Minutes

Moved by: Regional Councillor Gord Landon
Seconded by: Councillor Howard Shore

That the minutes of the Markham Sports, Entertainment and Cultural Centre Sub-committee meeting held July 12, 2012, be adopted.

CARRIED

3. Applicant's Presentation on Site Plan and Building Elevations

Graeme Roustan, Chairman and CEO of GTA Sports and Entertainment, made opening remarks regarding the site plan application and the consulting team.

Site Plan

Sheldon Levitt, Quadrangle Architects, gave a presentation regarding the draft site plan proposal, beginning with an overview of the Markham Centre Vision. Mr. Levitt advised that the site plan represents the entire build-out including road realignments, transit, finished grades, and the facility on opening day. The presentation indicated existing, current, and future construction and development. It was noted that the site plan will be reviewed by staff and peer reviewed, and it was confirmed that elements of the proposal will require additional approval processes.

Discussions included initial and future grading; parking functions; financial responsibilities for new parking; structured parking opportunities as part of separate future developments; the normal progression of road and transit improvements over time as the area develops; and the establishment of transit and road patterns prior to approval of the site plan. Staff explained the approval process and options being considered with respect to roads.

The Committee reviewed the purpose, process, and application of Development Charges with respect to this specific development and city-wide approaches. It was suggested that a document be prepared outlining any costs to the public, to address the concerns of residents.

Transportation

Sharon Sterling of Genivar, gave a presentation regarding transportation issues, advising of meetings with GO Transit and Metrolinx, and providing a status update on parking, opening day infrastructure, transit services, and strategies to deal with congestion. Discussions included the configuration of ramps for Highway 407; calculated percentage of the public using transit (56% depending on event) and using cars; additional parking lots; shuttles to remote parking lots; charters; pedestrian connections; GO train parking locations; potential dedicated transit service from Union Station for special events; east/west transportation variables; and the provision of a traffic study.

The Committee debated the merits of increasing parking fees to encourage transit use, and requested statistics relating to the impacts from the projected minimum number of cars per event, as well as from double the projected maximum number of cars. Ms. Sterling acknowledged that there will be variables between the transportation trends for the Air Canada Centre and the Markham Centre, and these have been worked into the assumptions.

Questions were raised regarding the demographics of the event participants, issues related to seniors using public transportation, and accessible parking. Financial issues relating to road improvements and parking lots were discussed. Mr. Roustan advised that once the facility and infrastructure requirements have been determined, the cost responsibilities will be determined.

Design and Elevations

Greg Alexander of BBR Architects gave a high-level presentation of the design details. Mr. Alexander discussed the urban design with respect to the fit of the facility into the surrounding development, and stated that the building will become a landmark, visible from Highway 407. The presentation illustrated the public plazas; interior details of the multi-use facility; exterior elevations; entrance features; the loading area; and the sustainability, FLAP and LEED highlights. The exterior material has been modified to a glazed cladding instead of glass, with a programmable message halo. The four-storey retail/office component across the front facade will accommodate GTA Sports & Entertainment office needs only, and is not intended to provide rental office space.

The Committee was advised that Community Access requirements are being assessed by the applicant. These requirements generally impact programming and security features and will not change the exterior of the building.

As the largest facility of this type in Ontario, it can accommodate 19,900 seats for hockey and 2,000 additional seats for centre stage events. Mr. Roustan confirmed that he is conservatively and consistently anticipating 130 event nights per year.

Discussions included issues involving underground parking and the high water table. The Committee requested that the cost estimate for one level of underground parking be provided.

In response to questions from the public, Mr. Roustan reiterated that the operation and maintenance costs will be 100% paid by the private sector applicant. Other questions involved LEED standards, parking and roads improvements, and any benefits that may be anticipated for Markham residents, or income from parking. The Committee responded that the financial framework indicates there will be no cost to Markham taxpayers and that benefits will include job creation, hotels, restaurants, and business growth.

The Committee questioned the risk with respect to project overrun costs. Mr. Roustan advised that there are generally no overruns in a private sector project. Public-Private Partnerships (PPP) were acknowledged as the most feasible arrangement for major projects such as this, and will only work in a dynamic community such as Markham.

The Committee recessed for a break between 2:20 p.m. and 3:00 p.m.

When the meeting resumed, discussions regarding traffic continued, in particular, congestion following an event. Staff will be presenting a Traffic Management Plan in the fall. Revenue formula expectations will be confirmed in the fall, as well. The Committee requested information regarding safe bike racks at an upcoming meeting.

Staff were directed to compile any public reports, presentations, site plan and location information in one place on Markham's website, for ease of public access.

The Committee congratulated the applicant's team on dealing efficiently with sustainability issues.

Moved by: Councillor Don Hamilton
Seconded by: Councillor Carolina Moretti

That the applicant's presentation on site plan, building elevations, and transportation be received.

CARRIED

4. Next Meetings

The Committee agreed to the following tentative meeting schedule:

Committee:

MSCEE will meet the week of August 7, in-camera; and the first week in September.

Public Information Meetings:

Evening Public Meetings will be scheduled in September:

- site plan and community access issues (mid-September)
- agreements (late September)
- complete project presentation (late September/early October)

Council:

Evening Public Council Meeting in October will include decisions on the site plan and about going forward with the project.

ADJOURNMENT

The Markham Sports, Entertainment, and Cultural Centre Sub-committee meeting adjourned at 3:40 p.m.