

EXECUTIVE SUMMARY:

N/A

2.0 PURPOSE:

The purpose of this report is to identify the preferred site for the Performing Arts Centre (“PAC”), discuss the land negotiation and acquisition process with the Regional Municipality of Halton (“Region”), and outline the public communications plan for this project.

3.0 BACKGROUND AND RELATIONSHIP TO STRATEGIC PLAN:

3.1 Relationship to City Strategic Plan

The City’s Strategic Plan - Future Focus VI (2004-2006), Pillars for Success, includes the following 3-year goal related to the PAC initiative under “Vibrant Community Pillar”:

“Burlington will be known for its excellent visual and performing arts.”

3.2 Pertinent City and Regional Council Resolutions

Item CC-17-05-1 (City Council meeting of January 31, 2005)

THAT the vision, principles, functional re-design and operating forecast set out in Parks and Recreation Department Report PR-9/05, dated January 5, 2005, be approved as a framework for developing the detailed capital and operating program for the Burlington Performing Arts Centre; and

THAT a budget of \$22 million dollars in 2007 for the development of the Burlington Performing Arts Centre, excluding land acquisition, subject to a three-way funding split involving the City, Senior Governments, and a Capital Fundraising Campaign, as outlined in Parks and Recreation Report PR-9/05, dated January 5, 2005, be considered for inclusion in the City’s 2005-2014 Capital Budget and Forecast; and

That the next steps as outlined in Parks and Recreation Report PR-9/05, dated January 5, 2005, with a particular focus over the next six months on convening a Campaign Steering Committee and initiating discussions with senior levels of government around their participation and identifying lead donor prospects for the Burlington Performing Arts Centre, be approved; and

THAT the following consultant reports circulated under separate cover, be received for information:

- *Burlington Performing Arts Centre Conceptual Redesign and Business Plan prepared by Keith Loffler McAlpine Architects, dated August 19, 2004 (confidential document)*

- *Burlington Performing Arts Centre Revised Operating Forecast prepared by Artec Consultants Inc. dated October 19, 2004*
- *Findings from a Telephone Survey Exploring Attitudes Towards the Proposed Performing Arts Centre for the City of Burlington, prepared by G.L. Pothier Enterprises Inc. dated November 2004; and*

That the Director of Parks and Recreation continue to work with prospective partners to explore ways to reduce the capital and operating costs.

Item CC-28-05 (City Council meeting of January 31, 2005)

THAT the site identified by staff as the preferred location for the Performing Arts Centre, as outlined in confidential Parks and Recreation Department Report PR 10/05, dated December 20, 2004, be received; and

THAT the preferred site be publicly identified, still being subject to successful negotiations, upon receipt of approval to do so from the existing landowner; and

THAT the Director of Parks and Recreation, upon receiving permission from the existing landowner to publicly identify the preferred site, conduct a community consultation on the site; and

THAT the Manager of Realty Services be directed to negotiate the acquisition of the site and report back to Council.

Item CS-54-05 (Regional Council meeting of June 22, 2005)

THAT in accordance with Halton's Real Property Procedural By-law (By-law No. 27-96) Governing the Sale of Real Estate Assets, Regional Council declares the property described as Parts 1 through 10 and Parts 12 through 21 on Reference Plan 20R-6167 in the City of Burlington, as surplus to Halton's municipal needs and requirements.

That notice shall be given to the public by means of listing the resolutions set out in Report No. CS-54-05 on the Regional Council agenda.

4.0 DISCUSSION:

4.1 Preferred Site

The relocation of the Halton Regional Police Station from its current location at 440 Locust Street to 3700 Southampton Boulevard in north Burlington was publicly announced in the Summer of 2004. Staff investigated the feasibility of developing the PAC on the Locust Street property in anticipation that this site will become available in the near future. Discussions about the potential of this site for the PAC have not been made public to date, as the City is not the landowner. Rather, as is required by legislation when property is owned by a government entity, the Region (landowner) had to first undertake due process to formally declare its intentions with respect to the disposition of

the subject property. Accordingly, Regional Council officially declared the property surplus on June 22, 2005.

Staff and the architects who have worked with the City on developing the building space program for the PAC undertook a thorough site evaluation, which included developing schematic designs for the site. The architects produced conceptual designs demonstrating that a functional and attractive centre can be developed on the property while complying with zoning regulations. The property has a DC1 (Downtown Centre) zoning which permits a wide range of uses including retail, office, hospitality, recreation and entertainment and high density residential with a maximum building height of 22m (approximately 7 stories high).

The site was further evaluated against the following criteria:

• Site size and configuration	• Services and site conditions
• Accessibility and traffic	• Site availability, cost and restrictions
• Adjacent complimentary uses	• Parking
• Compatibility and area impacts	• Outdoor programming potential
• Profile	• Future growth/expansion potential

Staff and the architects concluded that the Police Station property (440 Locust Street) is the best site available in the downtown on the following basis:

- has a sufficient land base and configuration to support the building
- close to the dining and entertainment district
- connects well with the waterfront and other nearby cultural attractions
- easily accessible by highway, major City roads, transit, etc.
- has adequate exposure and profile to the travelling public
- convenient nearby municipal parking facilities exist including the adjacent parking garage
- compatible with surrounding land uses and built form
- services are readily available
- site available for acquisition and ready for development as per project timelines
- development would meet Council's budget parameter (no parking structure needed)

4.2 Community Information Sessions

Subject to Council's approval of the preferred site, staff will undertake a communications program to raise awareness and engage the community more fully in this exciting project. Staff will meet with stakeholders, attend Ward Councillor meetings as requested, and offer a community drop-in open house to inform the public about the site location and characteristics, functional design, as well as project timing. Community feedback will assist in determining the urban design guidelines for this project. The findings of the community dialogue will be presented to Council concurrently with the pending report on the outcomes of the site negotiations. In addition, and at the appropriate time, the

development of this property will be subject to a full site plan approval process that will include public consultation as legislated under the Planning Act.

4.3 Site Negotiation Process

A key step towards the acquisition of 440 Locust Street will be negotiations with the Region. City and Regional staff are currently in the process of negotiating the fair market value of the site. The site is encumbered by a number of utility easements that will be factored into the negotiation and valuation processes. When the negotiations have been completed, staff will report back to Council with a recommendation regarding the possible purchase of the site.

5.0 FINANCIAL MATTERS:

The City's 2006-2014 Capital Forecast identifies a \$22 million budget for the development of the PAC in 2007, of which \$6 million is funded through the City and the balance from fundraising and senior government sources. Additional City funding is allocated for site acquisition in the City's Approved 2005 Capital Budget.

6.0 ENVIRONMENTAL MATTERS:

This project will proceed having regard for the City's environmental practices.

7.0 COMMUNICATION MATTERS:

The community information sessions will be advertised in the Update Page of the Burlington Post and posted on the City's web site. Contact will be made with various stakeholder groups to arrange specific meetings. The web site will be updated to include conceptual artistic renderings of the PAC on the site.

8.0 CONCLUSION:

Based on the strategic and budget parameters and guiding principles as approved by Council, as well as the site evaluation undertaken, staff recommend that the Halton Regional Police Station property at 440 Locust Street be confirmed as the City's preferred site for the development of the PAC, subject to negotiations with the Region. The PAC at this location will assist in transforming Burlington's downtown into a very exciting and vibrant cultural and entertainment district.

Respectfully submitted,

Jim Seferiades
Policy & Research Planner

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Appendices:

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Staff / Others Consulted:

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Notifications:

Name	Mailing or E-mail Address
Jane MacCaskill, Commissioner of Corporate Services and Regional Treasurer, Region of Halton	
Ean Algar, Chief and Command, Halton Regional Police Service	

Special Instructions:

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