

Saskatoon, SK, Canada
December 06, 2000
Local time: 15:40:28 PM

Gift Certificates online at



Home

The StarPhoenix.com

Features

- [Treaties](#)
- [Local](#)
- [Columns](#)
- [CP Wire](#)
- [Weather](#)
- [TV listings](#)
- [Movie listings](#)
- [Hockey Draft](#)
- [Hockey Draft Top 5000](#)
- [Baseball Draft](#)

Marketplace

- [Classifieds](#)
- [Careers](#)
- [Our Clients](#)
- [Personals](#)

SP Info

- [Advertise](#)
- [Subscribe](#)
- [Become a Carrier](#)
- [Letters to Editor](#)
- [Contact us](#)
- [Search](#)
- [Q & A](#)

Links

- [canada.com](#)
- [faceoff.com](#)
- [careerclick.com](#)
- [carelick.com](#)
- [E-Files](#)
- [Regina LeaderPost](#)
- [P.A. Herald](#)
- [Moose Jaw Times](#)
- [Yorkton This Week](#)
- [Hollinger](#)
- [CanWest Global](#)

Lead Story

Cole site ideal: developer

Multi-use complex along riverbank provides spinoff potential, consultant says

By Joanne Paulson

The A.L. Cole site would be a good location for a multi-use complex, and would give the city a great opportunity to extend Spadina Crescent along the riverbank, a Toronto development consultant said Tuesday.

The high-profile Cole site has adjacent development land necessary for spinoffs from a sports and entertainment facility, said Ben Sproule, of Nustadia Developments.

The facility would cost between \$20 million and \$30 million to build, excluding the price of the land, he told a meeting called by businessperson Al Anderson to discuss the possibility of building such a complex.

Both Spadina Crescent and the Meewasin Valley riverbank park are interrupted by the Cole site, restricting the flow of traffic between downtown and Riversdale, he noted.

Spadina ends at the existing public school board property and begins again on the other side of the site, which is bordered by 19th Street, Avenue C, Idylwyld Drive and the river.

"This is the single piece of the puzzle that isn't in place," said Sproule, whose company consults extensively on multi-purpose facilities.

Sproule said spinoff potential is an extremely important issue when deciding where to locate a facility of this kind. There must be nearby development potential for hotels, restaurants, bars and retail stores.

For those who can't wrap.

Gift Certificates.

BUY NOW!

Casino Regina
All Fun and Games!



Receive Email
Stock Quotes
Weather Information

Click Now



SAVE OVER \$144
BEFORE JAN. 15

SaskTel



Sproule said access to the site is reasonably good, and there could be parking for 150 to 300 cars based on a basic 5,000- to 6,000-seat facility.

Anderson, Blades hockey team owner Jack Brodsky and commercial real estate agent Graham Cowles created a committee about a year ago to float the idea of a downtown arena. Anderson believes the Cole site is the best one, but said it is not the only option.

Anderson came to the meeting prepared with signs and a passionate speech about the value of such a complex to downtown Saskatoon and Riversdale. For now, the project has been dubbed the South Downtown Sports & Entertainment Centre (DSEC), a "centrepiece" that will spark further development of downtown and the revitalization of Riversdale, Anderson's sign said.

He called for the establishment of a steering committee to address the many issues involved, including location and financing. Two people signed up immediately after the meeting, he said.

"We don't have a plan, we don't have a budget," said Anderson. "We have not yet done the research."

But now is the time, said Anderson, since the city is studying the future of the Cole site and the University of Saskatchewan is considering building a sports arena. Anderson wants the university to consider using the downtown facility for its sports teams.

"We will never get the chance to do it again," he said.

Judy Yungwirth, the university's director of corporate administration, said the university has not yet made a decision on its own facility, but that a report - which will also consider using a downtown arena - should be released next week.

During a question period, architect Ken Wilson said he liked the idea in general but challenged Anderson and Sproule on the Cole site's suitability. He said city yards on the west side offer better access from several main roads.

Sproule agreed a detailed site analysis is necessary, both for the facility and for the Cole site's future.

"That's your one piece of underdeveloped river property and it's a beauty," he said.

However, other people attending the meeting liked the idea of the facility and the site. Rusty Chartier, a member of the Farmer's Market, wondered if a market square could be developed on the site. He said the Farmers'



LSR Marketing

Find out about the
• **WORLD FAMOUS** •
Dampf-Maschine

**Operator support
for Web Pages**



Click Here
**NORPLEX
CALLING CENTRE**
668-8100

We have a
Career for You...



**CAREER
CAMPUS**
652-7878
226 20th St. East



COOPER
TRAILS
\$7370
P18579R14

CAN-AM RUBBER INC.
2615 Faithfull Avenue
242-6212

Market is being pushed out of its present location, partly because it is growing.

Deneen Gudjonson, executive director of the Riversdale business improvement district, was pleased at the level of interest in such a facility.

"It's obviously just a dream at this point," she said. "But I'm looking around the room and the sheer number of people interested (in the project) is encouraging . . . for Riversdale."

Lorne Sully, city planning branch manager, said the city is still studying the Cole site, and noted environmental questions remain.

"In all probability, it can be remedied," he noted.

He also said linking Spadina through the site would be expensive, according to a consultant's report. Sully said city administration has not yet advised city council on the new facility.

Lanny White of Princeton Developments, whose company has the right of first refusal on the land, said such a complex would benefit Princeton's nearby development.

He said construction on a large theatre complex in south downtown is still slated to start in March.

About 75 people attended the meeting, including representatives from city council, the Meewasin Valley Authority, Tourism Saskatoon, Saskatchewan Place, Centennial Auditorium, local theatre groups, The Partnership, the North Saskatoon Business Association (NSBA), Saskatoon Regional Economic Development Authority, Saskatoon Chamber of Commerce and various business and community people.

Gift Certificates online at

mysask.com



All materials © Saskatoon StarPhoenix Group Inc., a CanWest company
204 5th Avenue North • Saskatoon, SK, Canada • S7K 2P1