

The Memorial

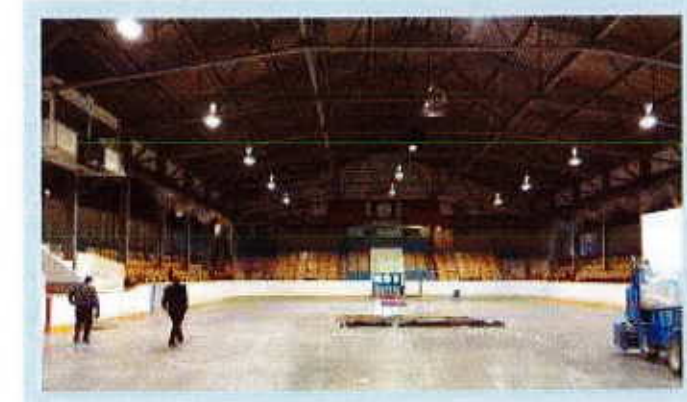
Constructed in 1929 as a smaller version of Toronto's Maple Leaf Gardens, Hume Arena was purchased by the City Of Belleville in 1946 and renamed The Memorial Arena to honour our veterans. The arena has been a place where the community has gathered for over 90 years. It was home to many great athletes including the World Champion - Belleville McFarlands and the Quinte Figure Skating Club. Whether it was boxing, hockey, figure skating or simply public skating, the Memorial holds a place in the hearts of the citizens of Belleville.



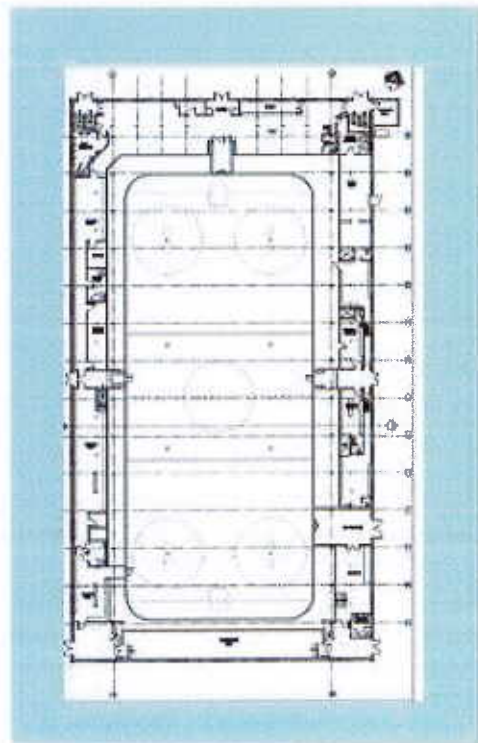
Existing Legion Building



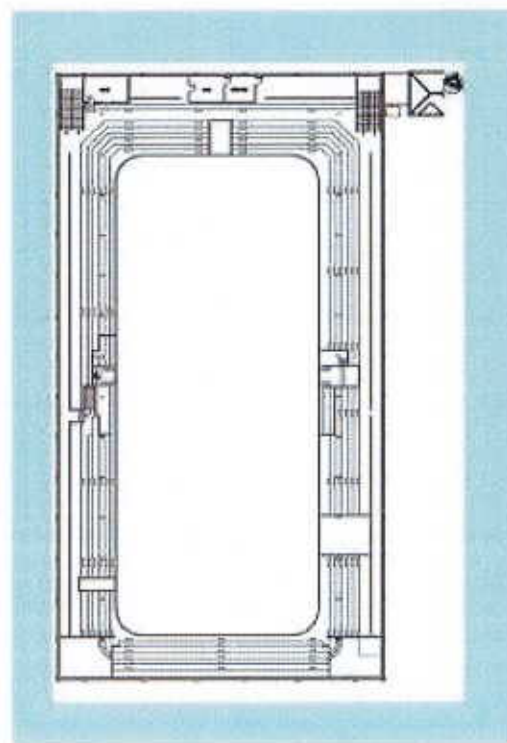
Memorial Arena at Pinnacle and Market Streets



Interior at Arena - looking south



Ground Floor Plan at Existing Memorial



Upper Seating Area at Existing Memorial



Memorial Arena - Market Street Facade



Site Plan Locator

MEMORIAL VILLAGE AND THE VETERA CONDOMINIUMS

Memorial Village

Our Vision is to create an interaction of commercial and residential components whereby one use can work independently of the other but can also co-exist in a meaningful and cooperative nature.

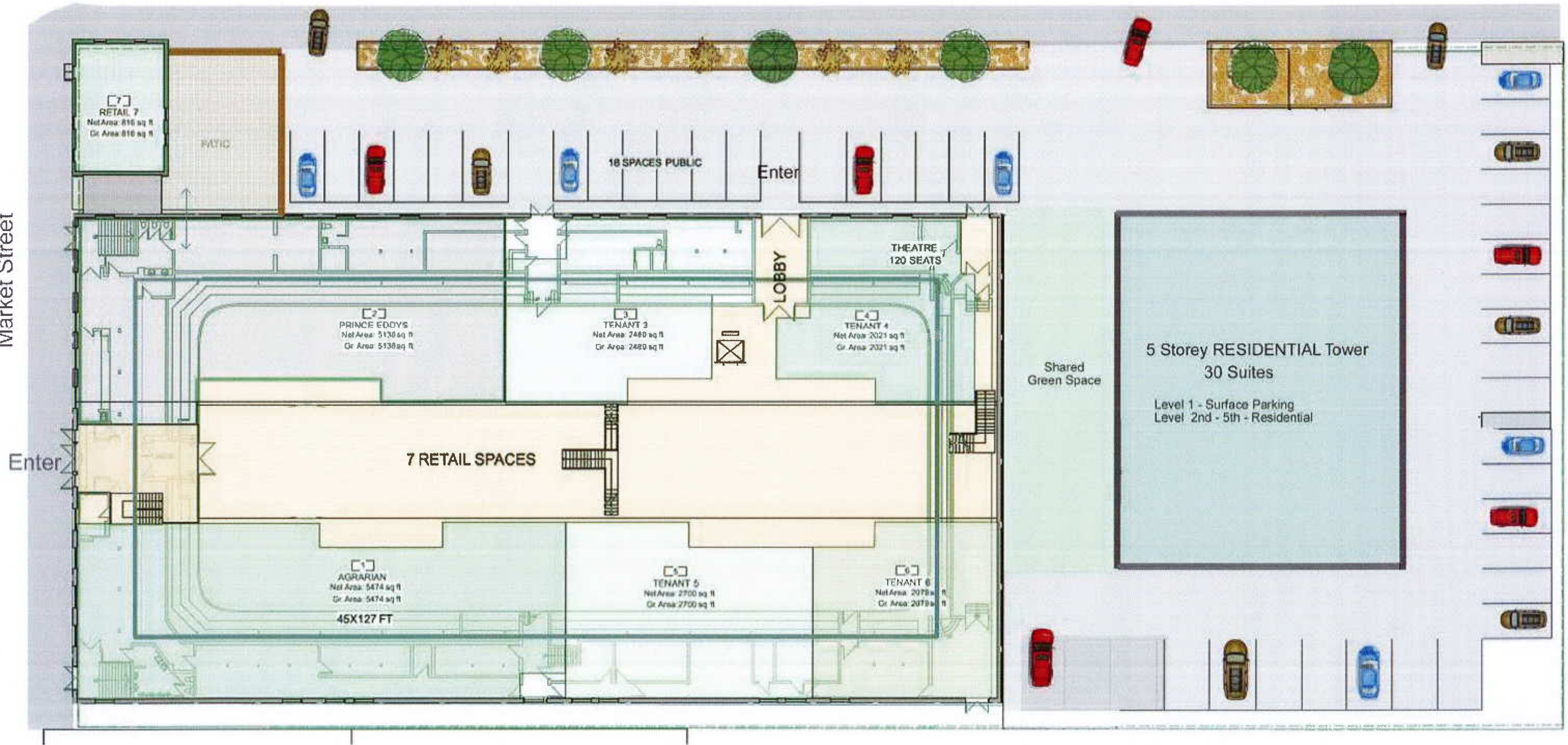
- Memorial Arena building preserved and enhanced by ensuring the market square building elevation and the roofline is preserved.
- In order to properly take advantage of the interior volume of space we would create a second floor internally.
 - In order to ensure adequate parking and pedestrian traffic within the building there would be a central corridor approximately 20'-30' wide with a two storey atrium with skylights and running from market square to the Legion parking area.
 - Main level commercial space – up to 10 commercial units featuring a mixture of food related uses complimenting market square retailers as well as retail and office type spaces.
 - 2nd Level-14 plus residential units on a newly built second level built within the existing structure.
- “The Vetera”– four residential floors above the ground level which will be utilized for parking, entrance and elevator.
 - 24-30 residential units



MEMORIAL VILLAGE AND THE VETERA CONDOMINIUMS

Pinnacle Street

Market Street



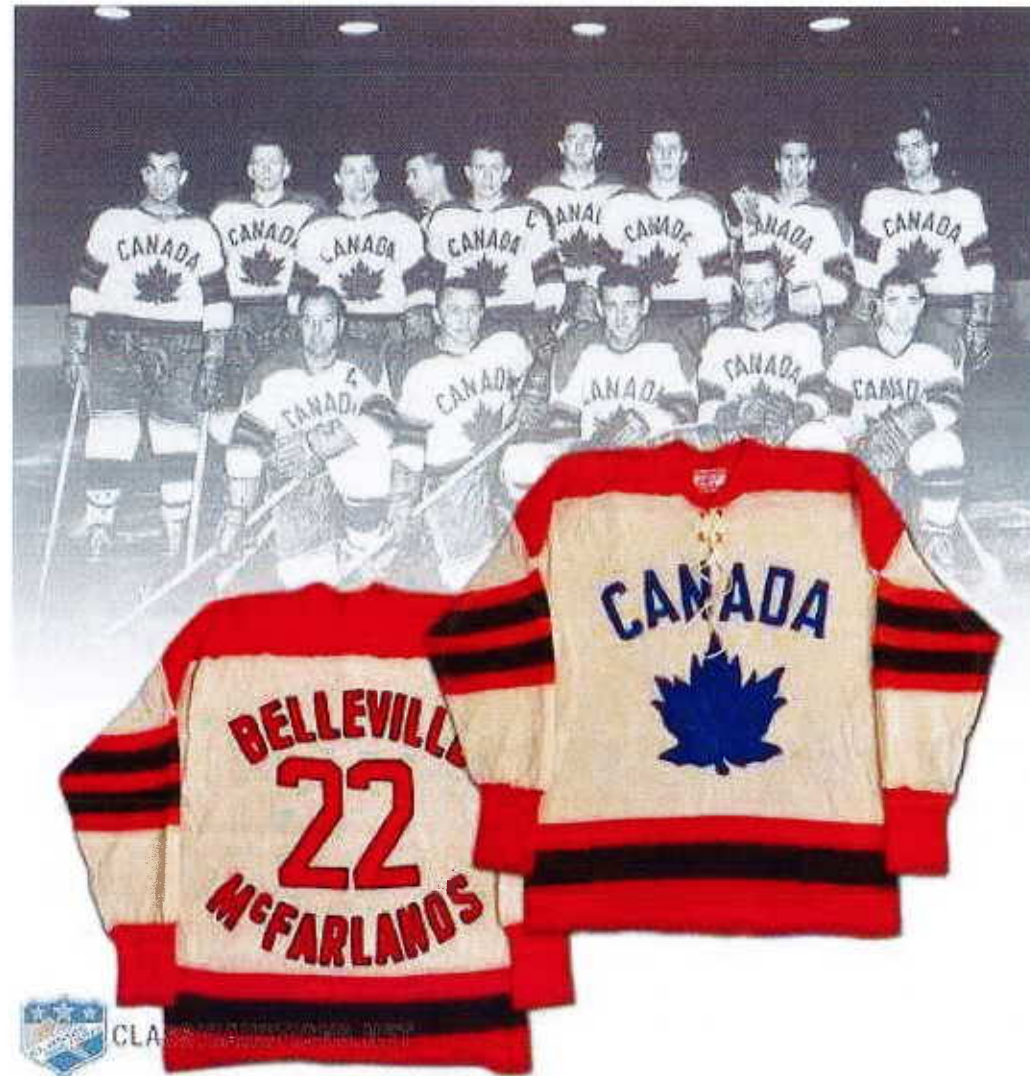
GROUND FLOOR PLAN

MEMORIAL VILLAGE AND THE VETERA CONDOMINIUMS



MEMORIAL VILLAGE AND THE VETERA CONDOMINIUMS

McFarland Memory Lane



Lead Tenant: Agrarian Market has indicated their willingness to lease 4000-5000 sq.ft.



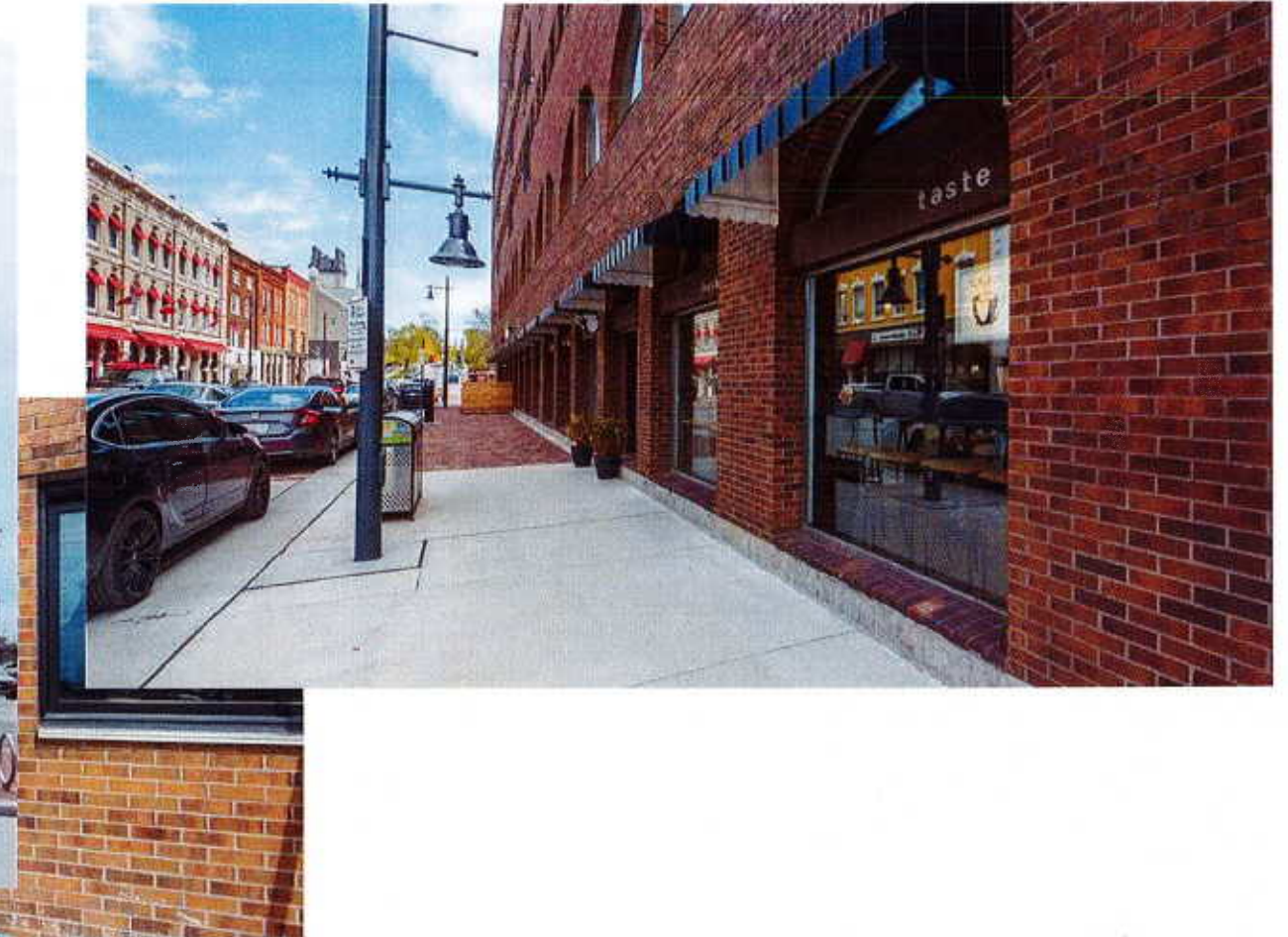
- The Agrarian Market offers a wide variety of cheese, charcuterie, fresh baked breads and pastries, snacks, treats, coffee beans, in-house prepared dishes and meals to-go, as well as an impressive selection of locally grown and produced fresh produce, preserves, cheese, meats, chocolates, honey, syrups, spices, herbs, vinegars, mustards, and more! We are proud to continue providing our popular picnic baskets and off-site catering options.



There is interest for a brew pub/wine bar/eatery.



Our most recent project – Century Village



Century Village





Capital Investment

- Our proposal is based on closing the two separate properties at the closing date and developed together on a similar timeline.
- The total investment on the current Memorial Arena portion of the development would be \$5,000,000.
- The development of “The Vetera” which is a new multi storey 24-30 unit apartment/condo building on the legion site would be \$5,000,000-\$7,500,00,000.

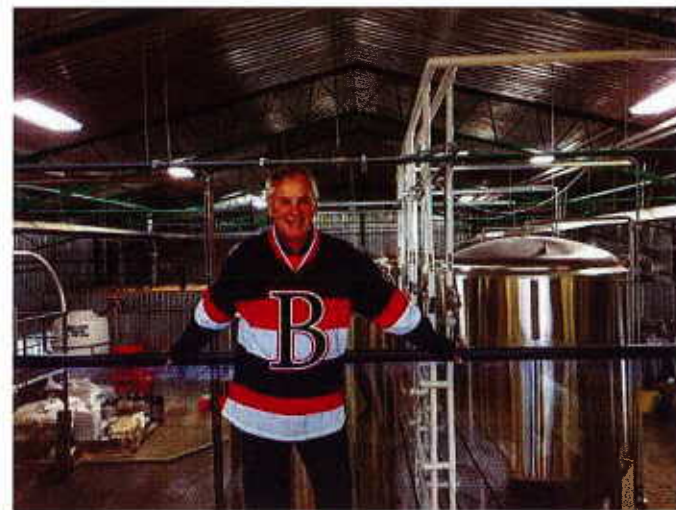
The Legion site currently has a record of site condition. In order to get a building permit on the arena site we are asking the City of Belleville to provide a record of site condition to ensure that we can move forward without any surprises.

Projected Start and Completion Date

- we anticipate the architectural and engineering design and reports to take approximately 6 months from the time of an accepted offer on the property
- we anticipate the completion of both developments to be approximately 18-24 months from shovel ready to occupancy

Thank You!

Our Goal is to bring our downtown area to the potential it has, by the development and refurbishment of one of the most memorable buildings in the city. This property has been dormant for far too long. With our passion and hard work we believe we have what it takes to bring our city an amazing Memorial Village and “The Vetera” that will be the envy of our neighbours far and wide.



Sean McKinney



Peter Knudsen