



Kingsway
Entertainment District



Place des Arts



The Junction



Large Projects Update

May 28, 2019

Large Projects Update

- Selected by City Council in April 2016.
- Made significant advancement in each
- Report provides additional detail on the status of each Large Project.
- Resolution for an alternate site for the Library/Art Gallery.

Large Projects
Update
May 28, 2019

Large Projects

1) The new Greater Sudbury Main Library and new Art Gallery of Sudbury

- Combined at Council's direction.
- Conceptual design, functional program and business plan complete.
- Approved financial plan.
- Next steps: detailed design and construction.

Large Projects

2) Place des Arts

- Leveraged CGS commitment of \$5 million and a downtown property leveraged into a fully-funded cultural project.
- Construction budget of \$30 million.
- Site preparation complete.
- Construction planned to begin this summer.

Large Projects

3) Kingsway Entertainment District and Arena/Event Centre

- Partnerships established with Gateway Casinos, the landowner and a potential hotel.
- Completed integrated site design.
- Finalizing the Design-Build RFP.
- Site preparation on hold due to third party zoning appeals.

Large Projects

4) Convention and Performance Centre

- Approved site, conceptual design, functional program and business plan.
- Council approved financial plan with substantial commitments.
- Next steps: process to attract private sector partners and a hotel investment.

The Junction

- Work pursuing directions provided by council
- **January 15, 2019** – Private Sector Investment for the Junction, and
- **February 19, 2019** – Alternate Site for Library / Art Gallery Project

Private Sector Investment

- Purpose to identify private sector partnerships to bring additional resources and capacity.
- Consultant services to evaluate potential opportunities and assist with progress.
- Considering Expression of Interest (EOI).
- Will inform the work to attract hotel partner for Convention/Performance Centre.

Alternate Site for LAG

- Facilitate a project start of 2020.
- Two sites identified: Shaughnessy East and Minto East.
- Test fit exercise confirmed the LAG Program site fits on existing CGS-owned property, Shaughnessy East.
- Opportunities to work with Sudbury Theatre Centre (STC) and Sudbury Multicultural and Folk Arts Association (SMFAA).

Shaughnessy Street East Site

Advantages

- Highly visible location
- Can link to Convention and Performance Centre
- Opportunities with STC
- Available immediately
- Low traffic
- Improved soil conditions expected
- Aligns with Downtown Master Plan

Shaughnessy Street East Site

Disadvantages

- Outdoor space constrained
- Proximity to Elgin Arts District
- Heavy traffic on Paris Street
- The Junction vision challenged
- Potential loss of 100 parking spots
 - Underground parking option

The Junction - Resolution

- Staff are satisfied that Shaughnessy East is the best alternative site.
- Meets the direction of Council provided in February 2019.
- Draft resolution to select Shaughnessy East as the new preferred site for Council's consideration.

Next Steps

- Request for Pre-Qualification for a design team.
- Design-Build RFP.
- Continue discussions with STC and SMFAA.
- Geotechnical work completed by early July.

Place des Arts

- Staff continue to meet with Place des Arts to prepare for construction.
- Completed site preparation.
- Building design unveiled on March 29.
- Construction contract to be confirmed mid June.
- Start of construction planned for early summer.

Place des Arts

- Project completion estimated late 2020.
- Staff meet regularly with PdArt, downtown stakeholders to implement communication strategies.
- City has disbursed \$500,000 of total contribution of \$5 million in municipal funding.

Kingsway Entertainment District

1) LPAT Status:

- Provincial Government recently announced changes to the LPAT.
 - Intent to go back to the old, broader tests the OMB invoked.
 - Remove the process of sending a matter back to a Council.
 - Key issue: whether or not any or all of the anticipated changes will be imposed retroactively.

Kingsway Entertainment District

2) Proposal for Conference/Convention Centre:

- Letter received from Mr. Zulich on April 18.
- Initiated the liquidated damages clause.
 - Required to make reasonable efforts to develop the remaining lands at the Kingsway site within five years.
- Staff will continue to engage with the land owner and analyze the implications for the Convention and Performance Centre at The Junction.

Kingsway Entertainment District

3) KED Engineering Update:

- Updating street design drawings to be submitted for detailed review and approval.
- Horizontal configurations of the two intersections have been completed and approved.
- Storm water management design has had an interim design brief completed and initial geotechnical work.

Kingsway Entertainment District

4) Design-Build Request for Proposal (RFP):

- The Design-Build RFP will be issued when:
 - Identification of which rules the Planning Appeals will be considered.
 - Identification of a schedule of when the Planning Appeals will be heard and a ruling issued.
 - Review of the RFP by legal and Fairness Monitor.

Kingsway Entertainment District

- RFP procurement process will run concurrently with the Planning Appeal process.
- Cancellation clause included in procurement documents and contract.
- The financial risk will be
 - Potential of an additional payment to the highest ranked proponent
 - The payment of the honorarium to other proponents.

Conclusion

- Projects continue to advance towards Council's Vision
 - Place des Arts ready for construction
 - Event Centre preparing for positive planning approval
 - Junction Projects moving towards detailed design
- Parking options under development
- Resolution direction provides clear path forward for Library/Art gallery
- Next full update – September 10



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Entertainment District



Place des Arts



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