



Kingsway
Entertainment District



Place des Arts



The Junction

Large Projects Update #26

July 14, 2021

Update Contents

- Event Centre Next Steps is a separate report on this agenda
- Place des Arts continuing construction towards opening later in 2021
- Focus of report is on Junction Projects
 - Evaluating restart of Junction West
 - Significant progress on Junction East
 - Results of initial consultation
 - Check-in on overall project status
 - Introduction of initial design concept

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Junction West

- Staff evaluating potential development of Request for Expressions of Interest (EOI) in hotel development for release in Q3/4
- Emerging issues/opportunities require additional analysis
 - Le Ledo hotel proposal
 - Proposed meeting and banquet facility at KED hotel
 - Parking solutions
- Update to Council in September

Junction East

- Business plan approved by Council in July 2018
- Changes in last three years
 - New, more prominent site selected by Council
 - Separated project from Convention and Performance Centre
 - Potential partners in Theatre Centre and Multicultural Centre
 - Increased consideration for sustainability, accessibility, access, downtown context

JE Current Status Summary

- Extensive community engagement demonstrates high expectations
- Theatre Centre and Multicultural Centre have potential for significant contribution to programming and services as valuable community hub
- Interconnections with other downtown initiatives and spaces creates potential for collaboration and triggering additional projects

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JE Current Status Summary

- Costs have escalated since 2018
 - Higher construction costs
 - Addition of STC and SMFAA as partners
 - Increased scope for public spaces
 - Admin and property acquisition
- Factoring all of the cost pressures with updated benchmarking results cost approximately 21% higher than 2018
- Estimate based on actual design will be produced in next phase for September update

Community Engagement

What We Heard

- Sustainability
- Iconic Structure
- Destination for Visitors
- Accessibility
- Blend Inside and Outside
 - Interior landscapes
- Inhabited Art
- Importance of Form

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Community Engagement

Full Spectrum of Community Input

- Indigenous Community
 - Wayfinding and signage
 - Connections to land and community
- LGBTQ+
- Francophone
- Vulnerable populations
- Accessibility Advisory Panel
- All emphasized need for every citizen to feel welcome in the space

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Initial Conceptual Design

- Architectural Design Team has responded to program space requirements and community input
- Team produced initial conceptual “block and stack” design
 - Designed to show general room sizes and relationships between different functions
 - Includes exciting visuals to provide indication of architect’s thinking overall
- To be unveiled today and shared for community input over next few weeks

Next Steps

- Plan for surrounding neighbourhood
 - Includes connections to TDS, Memorial Park, Shaughnessy Street
- Junction East Net Zero Feasibility Study
- Continue to review parking options
- Additional public engagement in late July and August
- Council presentation in September
 - Next iteration of design and updated costing

WZMH Video Presentation

- Uncommon to share initial concepts so publicly
 - Meets CGS requirements for transparency and public engagement
- Concept design basis for public input and detailed design workshops with GSPL, AGS, STC, SMFAA and CGS Internal Technical Team
- Design will certainly evolve and change and next iteration will be seen in September

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