

Library / Art Gallery / Multicultural Initiative Update (Junction East)

Presentation to
Greater Sudbury City Council
July 11, 2023

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2019-2027 Strategic Plan Priorities

Background

Council Resolution CC2023-47, February 21, 2023

WHEREAS the City of Greater Sudbury is committed to supporting the revitalization and vibrancy of the community's historic downtown using a balance of public investment, private sector incentives and regulatory frameworks; and

WHEREAS current economic realities dictate that municipal investment in the downtown is ideally leveraged through public and private partnerships that are balanced between new construction and repurposing of existing infrastructure; and

WHEREAS while the City remains supportive of the Junction East Cultural Hub project's goals, the current municipal financial commitment limits Council's ability to address other priorities that are also important to Greater Sudbury's future; and

WHEREAS unprecedented capital cost pressures demand responsive, innovative approaches to municipal service delivery;



Background Continued...

THEREFORE BE IT RESOLVED that, notwithstanding Council Resolutions CC2022-153 to CC2022-157, the City of Greater Sudbury directs staff to suspend work on the current configuration of the Junction East Cultural Hub project and continue to work with the project partners, the Greater Sudbury Public Library, the Sudbury Multicultural and Folk Arts Association, and the Art Gallery of Sudbury to analyze the following alternate approaches that fulfill the project's original goals as follows:

- a) Reconfigure existing high-value infrastructure and community-owned buildings in downtown Sudbury to create effective shared spaces or partnerships that will result in sustainable, efficient operations over the long term; and
- b) Redesign the Junction East Cultural Hub to reflect a total project cost of approximately \$65 million and continues to reflect the desired outcomes of a project that will be an enduring source of community pride, and;

THAT staff provide a report presenting this analysis and a recommendation by the end of Q2 2023.



Project Goals

- Create a downtown cultural hub
- Positive anchor, welcoming first impression
- Support tourism visitation
- Support business to attract new talent
- Contribute to downtown revitalization
- Trigger private investment in historic core
- Create connection to the founding of Sudbury Junction and the history of the people who lived on and shared the land.

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Project Vision of Success

- Sustainability; economic, social, environmental, and political
- Celebrated architecture
- A destination for tourists
- A catalyst for community growth and economic development, and
- Accessible for all abilities, ages, and social groups

Welcoming • Inclusive • Accessible

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Approach to Direction - Redesign Option

- Initial review with Design Team to develop \$65 million total project cost scenario
- Budget reduction of 34% requires estimated 53% space reduction
- Additional work required to fully develop option and cost
- GSPL and AGS indicated smaller space would fatally compromise vision and business and operational plans
- Based on partner feedback, investigation of this option was concluded prior to further financial investment



Approach to Direction - Retrofit

- Initial scan of downtown (South District) opportunities revealed three options
 - 200 Brady (Tom Davies Square)
 - 140 Durham Street (Centre For Life)
 - Additional Durham Street properties complementary to the Centre for Life
- Secured expertise to understand physical, technical and financial feasibility of retrofitting these sites for Junction East
- Unsolicited proposal submitted from Brewer's Loft on Lorne Street as a location for the Art Gallery
 - This proposal was unsolicited and outside the scope of work directed by Council. No due diligence will be completed on this option.



Initial Findings

- Privately held Durham Street options were not available or not viable
- Centre for Life not a complete answer
 - Opportunity for some partners
 - Not possible to co-locate all three
 - Competing demands for space with multiple groups
- Tom Davies Square (TDS) emerged as opportunity
 - Changed demand (both CGS and Province) following pandemic, presents opportunity to better utilize available space
- Primary focus to develop option for all three partners to co-locate at TDS



Cultural Hub at Tom Davies Square

- Unique and inspiring combination of municipal, library, multicultural and art gallery
 - Maintains positive benefits of co-location
 - Proximity to Sudbury Theatre Centre allows JE partners to continue to plan and program together for the future
- Striking, iconic architecture already in place
 - Unique features of TDS can be leveraged or enhanced including the courtyard, 2nd floor terraces and atrium
 - Current design lends itself to library use
 - Renovations required for art gallery but no new construction
- Maximizes use of available space in entire TDS complex

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Benefits of TDS Location

- Operating costs largely present in current municipal budget
 - Avoids estimated \$1.1 million annual operating cost for Junction East
- Virtually all partner functional programs will fit into identified space
 - Additional work with partners to confirm final design
- Upgrades for CEEP and Accessibility can be part of project
- Capital investments go into existing, high-value asset
 - Extends lifespan
 - More efficient use of funds than creating additional facility
- Triggers review and efficiency project for existing municipal services



Challenges with TDS Location

- Relocation or space reduction of some municipal services
- Ontario Building Code requires higher floor loading capacities for libraries and galleries than regular office space
 - Will require adjustment of functional program and code compliance alternative approval
- Capital upgrades to TDS will be required
 - Most would be required over next 10-15 years, regardless of project



Municipal Services Relocation

- A parallel project to relocate some municipal services into 199 Larch is underway
 - Preliminary space needs assessment is positive
 - Includes digitization of paper records
 - Includes rationalization of space allocation
 - Additional work is required to finalize space requirements and budget



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Summary

- Tom Davies Square is best alternative option for downtown cultural hub, based on Council direction in February 2023
- Subject to confirmation through additional due diligence, the Greater Sudbury Cultural Hub at TDS project's capital budget represents a significant savings over the new construction at Junction East
- The Greater Sudbury Cultural Hub at TDS option will:
 - Meet the overall project goals
 - Achieve the City's vision for success and its commitment to sustainability and accessibility
 - Allow for the continued engagement and inclusion of Indigenous perspectives



Next Steps

- Work will continue through summer to develop revised design and budget for Greater Sudbury Cultural Hub at Tom Davies Square
 - Representatives of the GSPL, SMFAA and AGS will fully participate in work
 - Architectural, engineering and programming experts will be secured to assist
 - As plans take shape, opportunities for Indigenous engagement will be advanced
- Council update on September 26

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