

## **Request for Expressions of Interest for Cultural Hub Partners**

Presented To:	City Council
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Recommended by:	Chief Administrative Officer

## **Report Summary**

This report provides information regarding the two-phased RFEOI process to gauge interest in spaces and uses of the Cultural Hub from community groups aligned with the vision and mandate of the facility.

## **Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans**

This report refers to support for the Cultural Hub, which advances goals related to Community Vibrancy as well as Economic Capacity and Investment Readiness.

## **Financial Implications**

There are no financial implications associated with this report.

## **Summary**

- The Cultural Hub design is now under way, with construction anticipated to begin in the summer/fall of 2025, and the anticipated construction period to last approximately 18 months.
- During this period, staff will continue to identify spaces within the Tom Davies Square complex, including sizes and locations, that could potentially house community organizations with service offerings that align with the principles of the Cultural Hub.
- The size, location and use of these opportunity spaces are still to be determined, as are the value and rental rates associated with the spaces.
- It is anticipated that these opportunity spaces would be available following the completion of the Cultural Hub construction and commencement of operations in late 2027.
- This means the opportunity spaces would likely be move-in ready starting in 2028.

## **Cultural Hub Partnership Opportunity**

As Phase 1 in a two-phased approach, the City of Greater Sudbury will be seeking expressions of interest (EOI) from organizations regarding the potential rental and use of space available in the Cultural Hub and the Tom Davies Square complex. Applicants will be asked to demonstrate how they align with the Cultural Hub mandate and service offerings and their contributions to the overall Cultural Hub vision described above. The evaluation of Phase 1 submissions will generate a short list of potential organizations, and in Phase 2, the City team will engage these shortlisted organizations in further discussion to determine viability of operational space and rental facilities within the Cultural Hub.

Effective partnerships will play a key role in securing the success and long-term sustainability of the cultural hub by enhancing service offerings to Greater Sudbury residents and visitors, creating a sense of community ownership in the project, attracting resources from a diversity of sources and contributing to capacity building.

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The size and location of these opportunity spaces are still to be determined, as is the value and potential rental rates associated with the spaces and uses. It is anticipated that these opportunity spaces would be available following the completion of the Cultural Hub construction and commencement of operations and would likely be move-in ready starting in 2028.

### **Phase 1 - Request for Expressions of Interest**

The City of Greater Sudbury will be seeking expressions of interest (EOI) from organizations regarding the potential use of space available in the Cultural Hub and the Tom Davies Square complex.

Having regard for this period, the City will be launching this EOI for community non-profit organizations as part of a two-phased approach:

- As part of the Phase 1 application process, applicants will be asked to demonstrate how they align with the Cultural Hub mandate and service offerings, what their objectives are for co-location within the Hub and how they would contribute to the overall Cultural Hub vision described below.
- Applicants will be assessed on factors including organizational and financial health, community outreach and contributions, and long-term sustainability of operations.
- Applicants will also be asked to provide details on their organization's space needs and uses, with the understanding that there will be footprint restraints and functional limitations on the spaces and locations to be designated as opportunity space within the Cultural Hub and the Tom Davies Square complex.
- Applications will be evaluated to understand the capacity of partners prior to, and post, occupancy within the Cultural Hub regarding sustainability, stability and effectiveness.

### **Anticipated Schedule**

The RFEIOI will be launched later in 2025. The City will establish an internal team to evaluate Phase 1 submissions in order to develop a shortlist of organizations who meet the requirements for organizational alignment and operational sustainability; these organizations will be invited to participate in Phase 2 of the process.

The City's internal team will include representatives from Strategic Projects, Economic Development, Leisure Services, Communications, Information Technology and Corporate Security.

In Phase 2, the City team will engage shortlisted organizations in further discussion to determine viability of operational space within the Cultural Hub. Those organizations with viable operations and space needs may

be invited to enter into agreements to formalize lease arrangements in partnership with the City within the Cultural Hub. Space within the Cultural Hub would be made available to the successful organizations starting in 2028.

### **Cultural Hub Concept, Vision and Goals**

The Cultural Hub project partners have developed seven key principles for their vision of the project which include the following:

- Third Space: A space that you do not seek out intentionally or need a reason to be in. A space that allows for the process of discovery while you are there.
- Welcome in Every Language: Safe and welcoming. Newcomers can get the services they need.
- Open to All: No closed doors, eliminate barriers.
- Useful / Useable / Desirable: Optimize the patron's experience. Create opportunity.
- A Beacon: Signifying the Cultural Hub as a destination.
- Civic Space: A whole civic place, bringing space for people, signaling the maturity of a City.
- Protected Space: Climate controlled programmed space.

The cultural hub strives to be welcoming, inclusive and accessible, and will be a catalyst to transform the downtown core and surrounding community. Goals for the cultural hub include:

- Establish a positive anchor in the downtown;
- Create a welcoming first impression;
- Support tourism visitation;
- Support businesses to attract new talent;
- Contribute to downtown revitalization;
- Trigger private investment in the downtown core;
- Create a connection to the history of the people who lived on and shared the land.

## **Background**

In November 2023 through Resolutions CC2023-287 to CC2023-290 Council directed staff to proceed with incorporating a new Cultural Hub at Tom Davies Square.

The Cultural Hub partners include the Sudbury Multicultural and Folk Arts Association, the Greater Sudbury Public Library and the Art Gallery of Sudbury | Galerie d'art de Sudbury, all working collaboratively with the City of Greater Sudbury for the common purpose and goals.

Effective partnerships will play a key role in ensuring the success and long-term sustainability of the project, enabling shared risks and responsibilities and creating a sense of ownership and identify in the project.

The Cultural Hub at TDS creates a nationally significant hub providing a venue for arts, culture, technology, knowledge, and innovation through the creation of a facility that includes a central library, an art gallery and a multicultural facility. The project makes a statement about our city's position as the capital of Northeastern Ontario and our community's commitment to accessibility, environmental sustainability, multiculturalism, Indigeneity, social inclusion and the importance of the cultural industry.

The completed facility will deliver game-changing, innovative and transformative spaces to serve the community through improved access to public spaces, a celebration of Greater Sudbury's diversity, and a vibrant and healthier community.

## **Next Steps**

Staff will update Council on the launch and process of the RFEOI as Phase 1 gets underway later this year. A public call-out for interested organizations and community stakeholders will be shared with various groups, media and online channels, and staff will support organizations with questions about the application process.