

THE JUNCTION

Library / Art Gallery

Convention / Performance Centre

CGS City Council

July 10, 2018



PRESENTATION OUTLINE

1. Projects History and Community Importance
2. Integrated Site Design
3. Project Deliverables and Next Steps
4. Questions and Answers

LIBRARY/ART GALLERY WORKING GROUP

- Michael Bellmore, Co-Chair & GSPL Board
- José Forest-Niesing, Co-Chair & AGS Board
- Demetra Christakos, Director / Curator
- Cindy Derrenbacker, GSPL Board
- Steven Townend, GSPL Board
- Christine Beaudry, GSPL Board
- Ann Suzuki, AGS Board
- Luisa Valle, CGS
- Chelsie Abraham, CGS
- Meredith Armstrong, CGS

CONVENTION/PERFORMANCE CENTRE WORKING GROUP

- John Caruso, Co-Chair & Synergy Centre Citizen Group
- Wendy Watson, Co-Chair & Greater Sudbury Development Corporation
- Alex Freedman, Laurentian University
- Brenda Tremblay, Science North
- Brian Tremblay, Synergy Centre Citizen Group
- Doug Morrison, CEMI
- Debbi Nicholson, Greater Sudbury Chamber of Commerce
- Erin Danyliw, Greater Sudbury Development Corporation
- Jean LeBlanc, Synergy Centre Citizen Group
- Rhonda Watson, Health Sciences North
- Scott Overton, Synergy Centre Citizen Group
- Carmen Simmons, Synergy Centre Citizen Group
- Viviane Lapointe, Community Champion
- Dana Jennings, CGS

HISTORY

- November 2015
 - Large Projects process initiated: 22 projects presented to Council for consideration
- April 2016
 - Council prioritizes four large projects to move forward: The Event Centre, Place des Arts, Convention / Performance Centre and a co-located Library/Art Gallery

“We’re living in the hub of Northern Ontario, It’s time to invest in our community”
Mayor Bigger

History Continued...

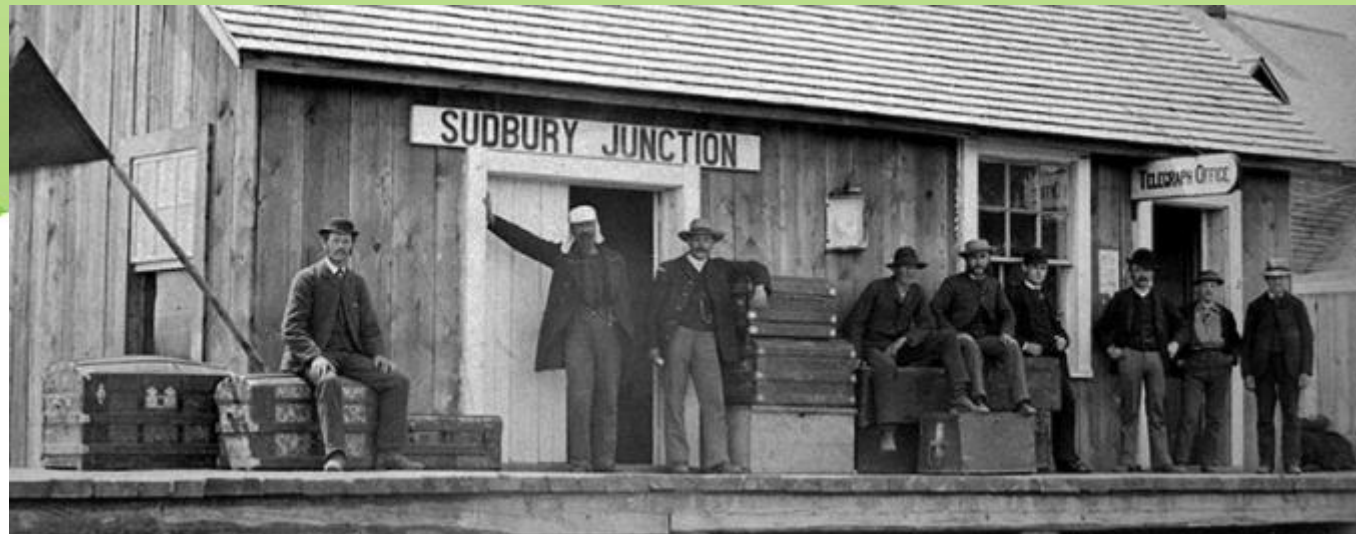
- June 2017
 - Council directed staff to undertake site selection for Library/Art Gallery and Convention and Performance Centre with potential for a shared site development
- September 2017
 - Council approves site selection criteria
 - Delegated authority given to Director of Economic Development

History Continued...

- November 2017
 - CGS staff presented Council with results of site selection including a recommendation for shared site development on the existing Sudbury Community Arena
- January 2018
 - Council selected 240 Elgin St. as preferred shared site for Library/Art Gallery and Convention and Performance Centre projects

THE JUNCTION

- One site: two projects
 - Library/Art Gallery
 - Convention and Performance Centre
- It's a Gathering place



WHAT IS THE LIBRARY/ART GALLERY?

- A new co-located facility
 - 92, 700 sq. ft. building of which 27,000 sq. ft. is dedicated space for the Art Gallery of Sudbury
- Co-location has been identified as a way to reduce capital and operating costs relative to separate facilities.

WHY DO WE NEED THE LAG?

- Both have outgrown their current deficient facilities
- Art Gallery's Category A designation requirements
- Franklin Carmichael art collection valued at \$3.5M
- Council's Strategic Plan, *Greater Together*

COMMUNITY IMPORTANCE OF LAG

- More space to better serve the community
- Contributes to downtown revitalization
- Attracts and retains professionals
- Greater access to important collections
- Fosters a climate of learning and creativity



WHAT IS THE CONVENTION /PERFORMANCE CENTRE?

- 60,500 sq. ft. that includes 19,500 sq. ft of rentable space
- 13,000 sq. ft. main plenary / live performance hall featuring 950 theatre-style soft seats.
- The largest, most flexible and economically viable meeting and performance facility in northern Ontario.

WHY DO WE NEED THE GSCPC?

- Increases ability to attract large conventions and other live performance talent
- Product growth and development
- Addresses gap in the community
- Reflects existing strategic plans



COMMUNITY IMPORTANCE OF GSCPC

- A significant new demand generator
- Attracts talent to the community
- Creates new jobs
- Increases flow of new money into the community
- Downtown development and revitalization

INTEGRATED SITE DESIGN

- Engaged Centerline Design Architectural Studio
- Community Engagement Campaign
 - 550 people provided more than 900 comments
 - 580 people were reached online providing an additional 22 ideas



KEY THEMES

Design

Parking

Location

Programs &
Entertainment

Walk-ability

Shops

Roadways

Sudbury History

Hotel Development

Transit/Shuttle



THE JUNCTION

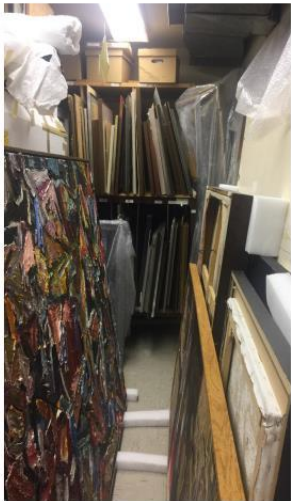
CITY OF GREATER SUDBURY

INTEGRATED SITE DESIGN

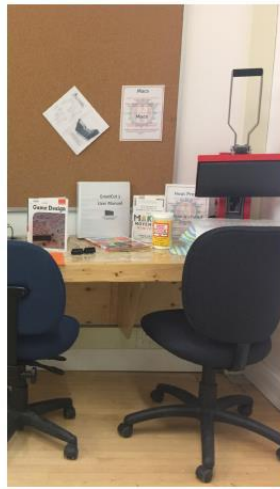
JULY 10, 2018



ART GALLERY



LIBRARY



CONVENTION CENTER / HOTEL



ART GALLERY



REMAI MODERN, SASKATOON, SASKATCHEWAN

LIBRARY



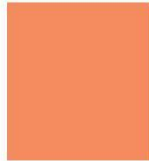
HALIFAX CENTRAL LIBRARY, HALIFAX, NOVA SCOTIA

CONVENTION CENTER / HOTEL



DEE AND CHARLES WYLY THEATRE, DALLAS, TEXAS

PUBLIC AMENITIES: 4,275 SF
 PUBLIC COLLECTIONS: 9,000 SF
 NON-PUBLIC COLLECTIONS: 8,220 SF
 ADMINISTRATION: 2,198 SF
 OPERATIONS: 3,307 SF



LOBBY SPACES: 11,250 SF
 AGE LEVEL SERVICE SPACES: 34,350 SF
 MEETING ROOMS: 8,325 SF
 STAFF SPACES: 11,775 SF

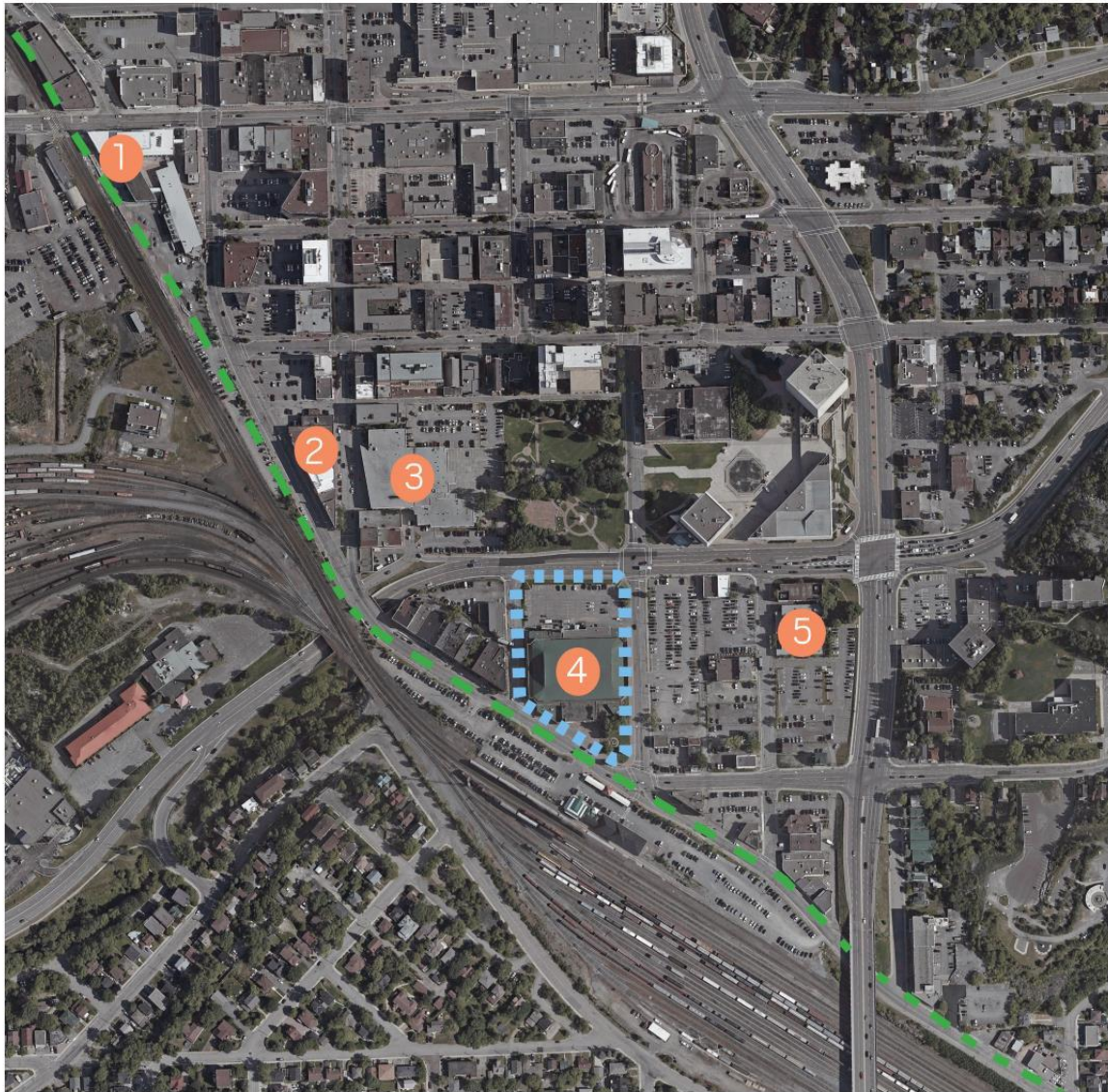


LOBBY + PRE-FUNCTION SPACE: 14,650 SF
 MEETING ROOMS: 8,500 SF
 FLAT FLOOR AREA: 18,000 SF
 SUPPORT SPACES: 15,900 SF
 ADMINISTRATION: 3,450 SF

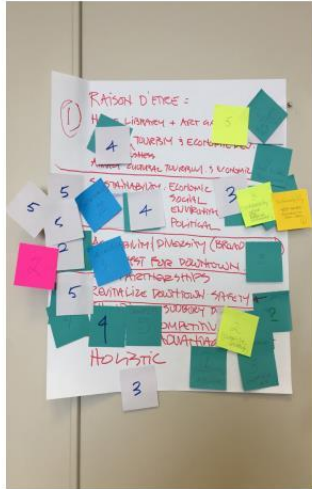
GROSS FLOOR AREA: **27,000 sq.ft.**

GROSS FLOOR AREA: **65,700 sq.ft.**

GROSS FLOOR AREA: **60,500 sq.ft.**



- 1 LAURENTIAN UNIVERSITY
McEWAN SCHOOL OF
ARCHITECTURE
- 2 PLACE DES ARTS
- 3 YMCA SUDBURY
- 4 SUDBURY ARENA
- 5 SUDBURY THEATRE CENTRE
- ELGIN GREENWAY
- THE JUNCTION SITE



WORKSHOP SUCCESS CRITERIA

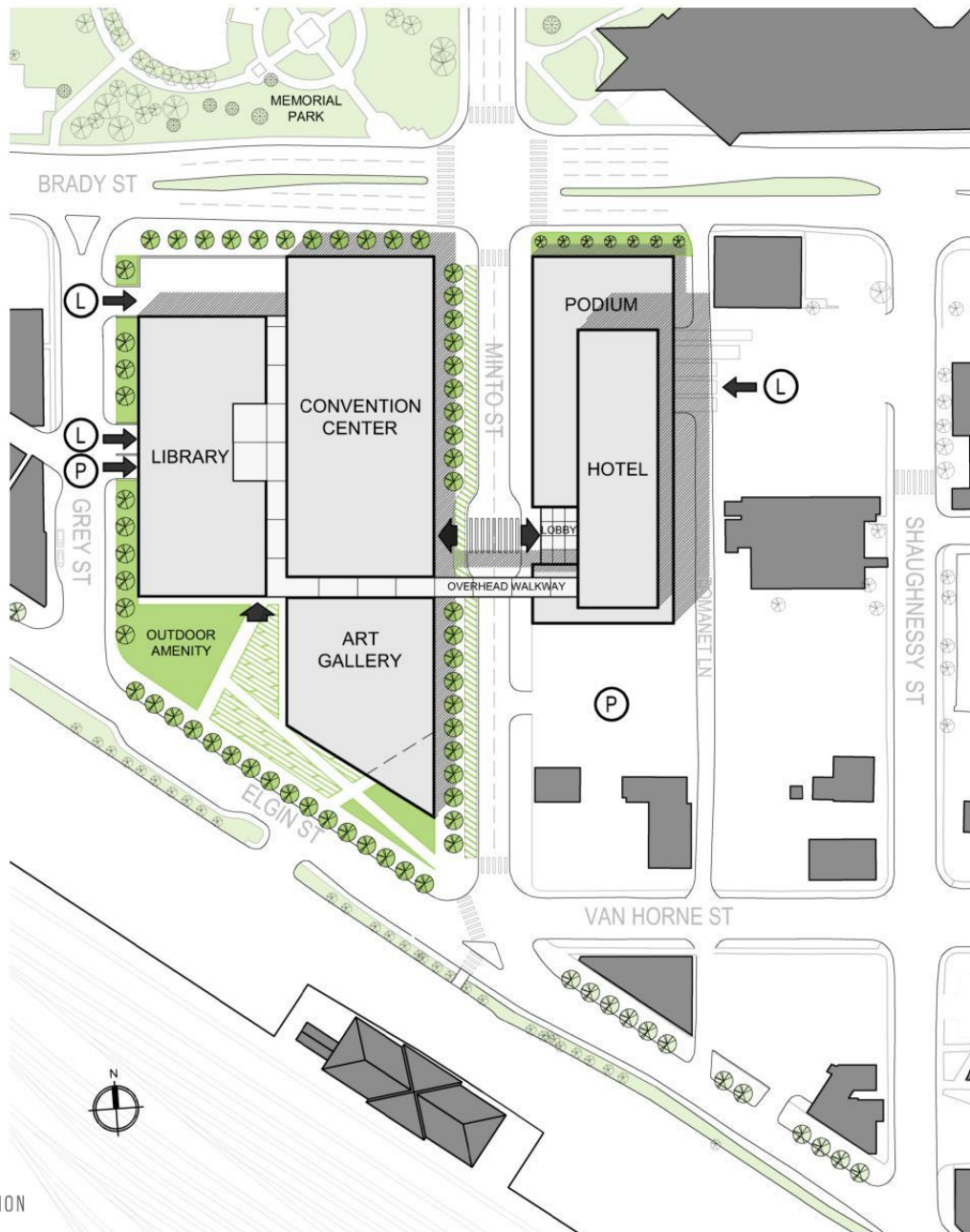
SUSTAINABILITY – ECONOMIC, SOCIAL, ENVIRONMENTAL, AND POLITICAL

CELEBRATED ARCHITECTURE










A **DESTINATION** FOR TOURISTS

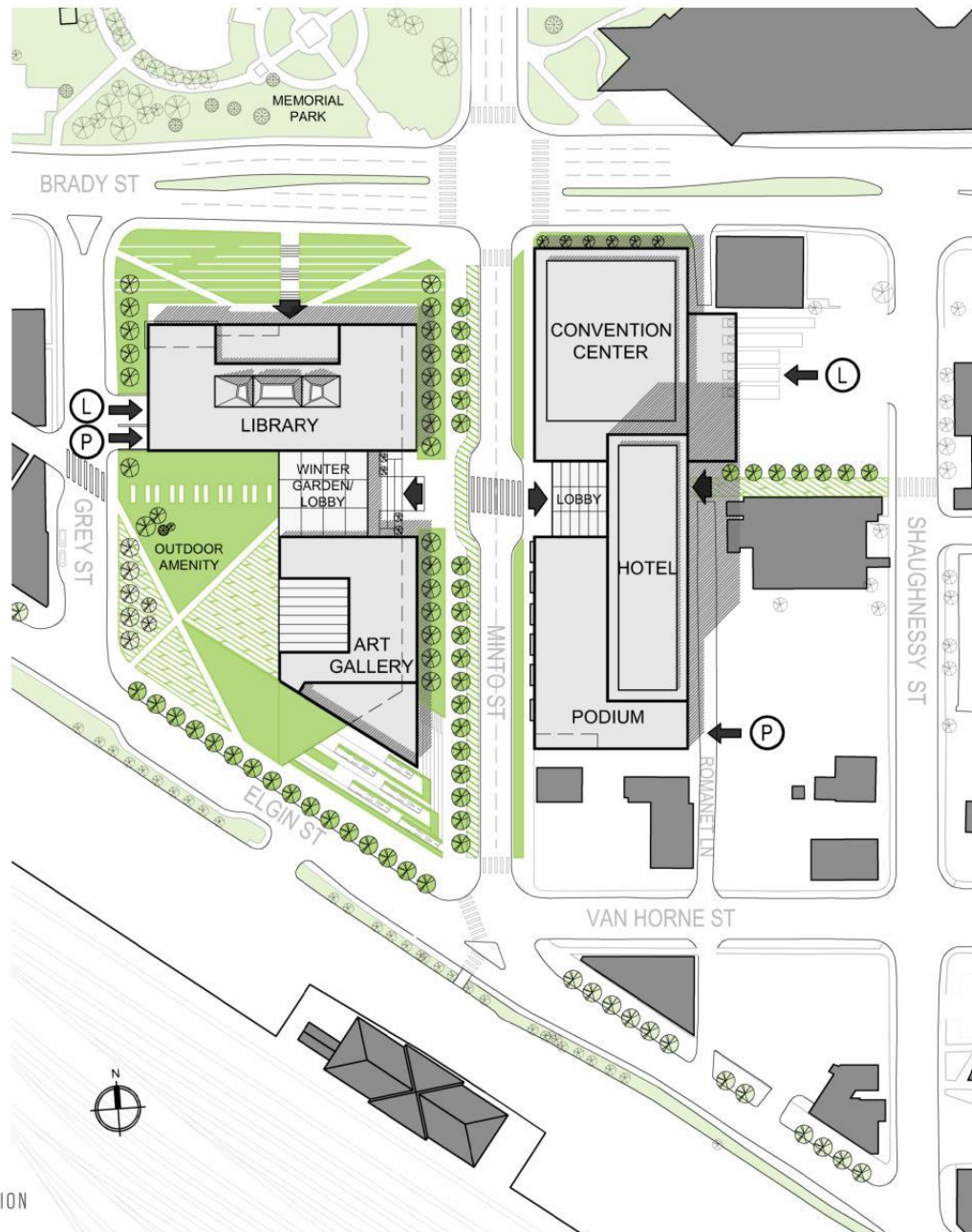
A **CATALYST FOR COMMUNITY GROWTH** AND **ECONOMIC DEVELOPMENT**

ACCESSIBLE FOR ALL ABILITIES, AGES, AND SOCIAL GROUPS



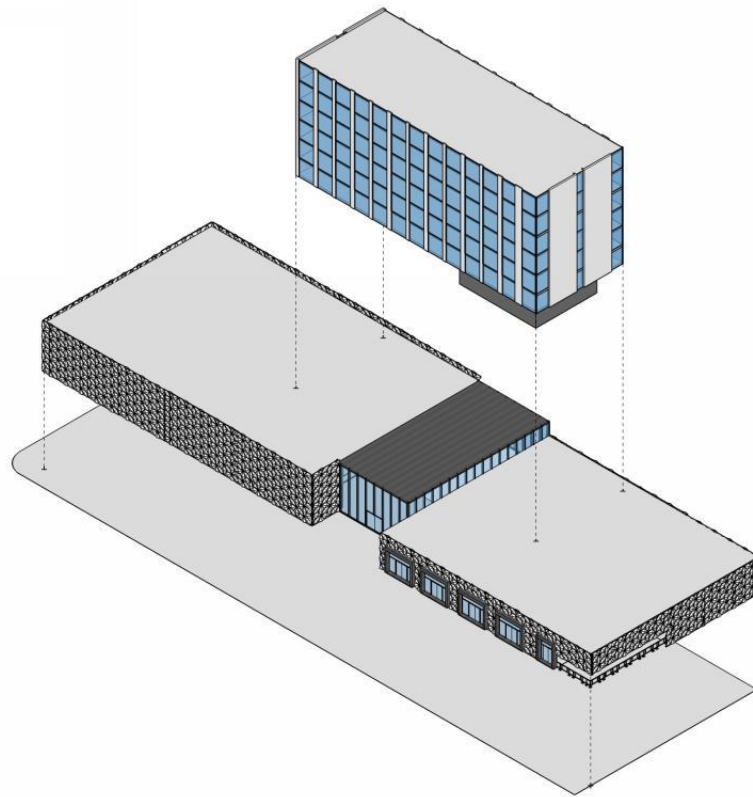
LEGEND

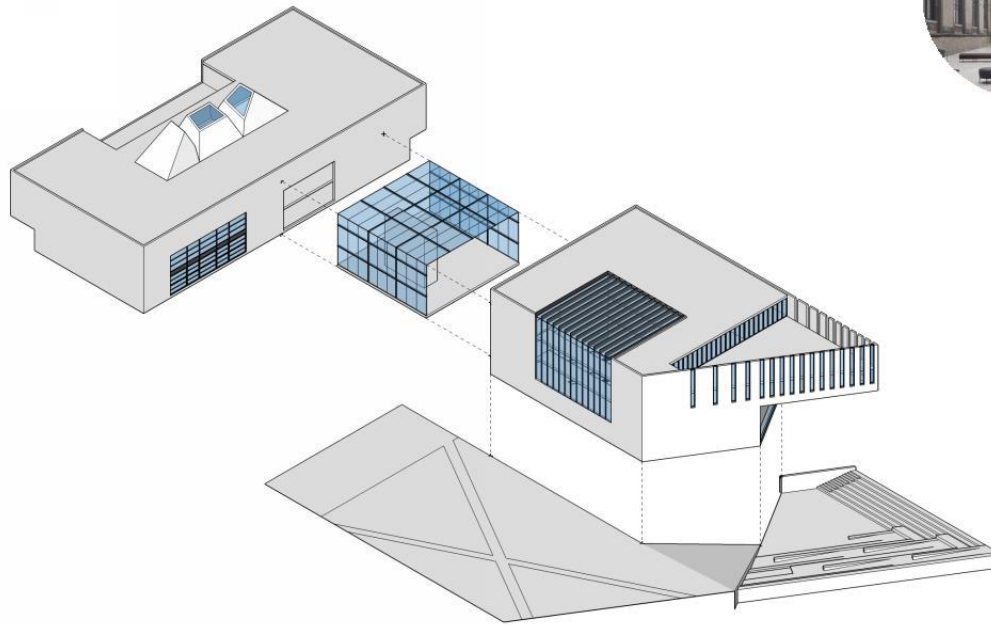
-  LOADING
-  PARKING
-  ENTRANCE
-  BIKE LANE
-  CROSSWALK
-  EXISTING BUILDING
-  PROPOSED BUILDING
-  EXISTING TREE
-  PROPOSED TREE
-  OUTDOOR SPACE



LEGEND

-  LOADING
-  PARKING
-  ENTRANCE
-  BIKE LANE
-  CROSSWALK
-  EXISTING BUILDING
-  PROPOSED BUILDING
-  EXISTING TREE
-  PROPOSED TREE
-  OUTDOOR SPACE







CITY OF GREATER SUDBURY: THE JUNCTION
AERIAL VIEW
2018/07/10







CITY OF GREATER SUDBURY: THE JUNCTION
AERIAL VIEW
2018/07/10

DELIVERABLES

- Business Plans
 - Finalized
 - ‘Living documents’
- Organizational governance
 - Municipal Services Corporation
- Financial plan
 - Business case for 2019 Budget Process

RECOMMENDED NEXT STEPS

1. Site Investigation
2. Refining Project Design and Capital Costs
3. Selection of Key Suppliers
4. Municipal Services Corporation
5. Hotel Developer Attraction
6. 2019 Budget Business Case for Financial Plan
7. Request for Additional Funding Resources

RESOLUTION

1. Approve Business Plans
2. Direct staff to finalize governance model
3. Endorse Integrated Site Design for The Junction to move forward with refinement of design
4. Direct staff to prepare Business Case for capital financing for The Junction
5. Authorize an additional \$175,000 to advance The Junction project

QUESTIONS?



