



Kingsway
Entertainment District



Place des Arts



The Junction



Large Projects Update #23

January 12, 2021

Place des Arts

Construction Status

- Achieved 50% completion
- Building now closed in and weather-tight
- Focus on internal systems, behind-the-wall networks, wiring and plumbing
- Daycare to be prioritized for occupation
- Occupancy planned for Q4 2021

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#23

January 12, 2021

Place des Arts

CGS Funding

- \$1.5 million of \$5 million commitment disbursed to date
- Next payment of \$1.5 million triggered by 50% completion
 - To be disbursed by end of January

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Update
#23

January 12, 2021

Junction West

Current Status

- Analysis of land and options for separate parcel for hotel investment and development

Monitoring Market Conditions

- Determine effect of COVID-19 on industry
- Determine timing and approach to solicit private sector interest
- Evaluate impact on business plan to determine need for review
- Evaluate potential to issue EOI or RFPPQ

Junction East

Building Design consortium led by WZMH Architects is fully engaged

Consortium includes specialized expertise in library design and art gallery design

Internal CGS Technical Team established to provide seamless information and support to project

- Library and Art Gallery staff also directly involved
- Significant information exchange is occurring daily as project momentum begins to build

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#23

January 12, 2021

Junction East

Initial design team focus on potential integration of Theatre Centre and Multicultural Centre into project

- Options being finalized now and expected at Council later in Q1

Staff continue to pursue funding opportunities on several fronts

- Focus now is on support for design phase
- Also working on energy-related grants and other support

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#23

January 12, 2021

Junction East Engagement

Official launch and community engagement tentatively set for first week of February

Extensive engagement schedule runs for 10 to 12 weeks

- Innovative approaches will be used due to pandemic constraints
- Online and more traditional access at libraries

Many distinct audiences and user groups will be engaged

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#23

January 12, 2021

The Junction Cost to date

Approximate costs to date for The Junction
(both Junction East and Junction West)

\$1,206,984.27

or 1.08 % of total project budget

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Update

#23

January 12, 2021

Event Centre at KED

Project has been on hold, subject to further direction from Council

- Direction dependent on LPAT outcome

Staff preparing analysis and advice for Council

- No decisions or recommendations today
- Draft schedule for Council's consideration
 - Next report and recommendation planned for meeting of February 9

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#23

January 12, 2021

Event Centre at KED

Final LPAT decision issued December 23

- All matters dismissed
- Limited avenues for further appeal
 - Review period ends on January 19

LPAT and Superior Court Decisions

- CGS position prevailed in all matters
- Validation of Council decisions
 - All deemed complete, legal and clear

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Update
#23

January 12, 2021

Event Centre at KED

All project partners remain committed and working together

- Pandemic has created temporary challenges for all partners
- Over past two years, all partners have continued to invest in detailed design and engineering, planning and legal fees for LPAT and Superior Court
- This investment is continuing today and regular project meetings are occurring
- Draft timeline responds to current situation and outlines next steps and Council decision points

Event Centre at KED

Draft Timeline

Draft Timeline	2021												2022											
	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Retain Event Centre Operator	CD																							
Design Build RFP							CD																	
Design Build Drawings																								
Event Centre Construction																			to Q1 2024 ➤					
Site Grading Construction													CD											

CD = Council Decision Required

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Event Centre at KED

Key points to reduce current uncertainty

- Retain an experienced Event Centre Operator
 - Will have experience with events in North American COVID-19 context
 - Can share insights and best practices with Design-Build teams
- Issue the Design-Build RFP anticipating building construction start in Spring 2022
- Site grading and capital construction could start in Fall 2021 when there is more certainty

Event Centre at KED

Key points to reduce current uncertainty

- Legal cost-sharing agreements provide Council opportunity to cancel or delay the start of site grading
- Site grading contract is part of the overall cost-sharing agreement and the costs are apportioned to all partners, including a future hotel partner
 - Developer currently responsible for all hotel related obligations

Event Centre Costs to Date

Approximate costs to date for The Event Centre at the Kingsway Entertainment District

\$2,636,628.00

or 2.6 % of total project budget

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Update

#23

January 12, 2021

Next Steps

Junction East

- Launch of community engagement
- Formalize partnerships

Junction West

- Continued market sounding and analysis

Event Centre at KED

- Revise timelines and required steps
- Council approval required prior to moving forward

Next Event Centre Update on February 9

Next Junction Update on February 26

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Update

#23

January 12, 2021

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Update
#23

January 12, 2021

Questions?
Thank you