



AGENDA

Special Meeting of Council of the City of Kenora

**Tuesday, October 12, 2021
8:45 a.m.**

City Hall Council Chambers

***Due to COVID-19 and the requirement for physical distancing, the public will not be permitted into meetings at this time.**

**Public Access to the meeting can be found on the NEW Livestream at:
<https://kenora.civicweb.net/Portal/>**

1. Call to Order

2. Blessing & Land Acknowledgment – Councillor McMillan

3. Public Information Notices

As required under Notice By-law #144-2007, the public is advised of Council's intention to adopt the following at today's meeting:

N/A

4. Declaration of Pecuniary Interest and the General Nature Thereof

The Mayor will ask if any Member of Council has any Declarations of Pecuniary Interest and the General Nature Thereof pertaining to any items as follows:

- i) On today's agenda or from a previous meeting;
- ii) From a meeting at which a Member was not in Attendance

5. Presentations/Deputations

Approximately five (5) minutes per person/group.

6. Special Items

- Harbourfront Business Development Plan – Detailed Design and Tender Specifications – Project Award

7. By-laws

Council will give three readings to the following by-laws: -

- None

8. Announcements (non-action)

9. Adjourn Meeting



October 1, 2021

City Council Committee Report

To: Kyle Attanasio, CAO

**Fr: Adam Smith, Director of Development Services
Marco Vogrig, Municipal Engineer
Megan Dokuchie, Economic Development Officer**

**Re: Harbourfront Business Development Plan – Detailed Design and
Tender Specifications – Project Award**

Recommendation:

That the proposal submitted by KGS, HTFC Planning and Design and Number TEN Architects, in the amount \$952,300 plus HST for the delivery of detailed design and tender specifications to implement the Harbourfront Business Development Plan be hereby accepted.

Background:

The Harbourfront Business Development Plan was received by Council at its December 17, 2019 meeting. The plan identifies a balance of public amenity improvements and commercial development opportunities for the Harbourfront area defined as the south parking lot to Husky the Muskie.

Participants in the process identified nine goals that have provided a framework for the plan - four season destination development; connectivity; sustainability; embracing Anishinaabe and Metis culture; safety and security; opportunities for business; inclusivity; programming and a place for learning. In addition, a parking study for the Harbourn town Centre and a market analysis were conducted as components of the overall project and the findings of this research are included in the final strategy.

Initial high level costs for implementation phases are estimated at \$25.2 million for all 13 zones with individual project elements identified separately. This total does not include capital work related to the intersection of Water Street, Bernier Drive and Second Street South, however, it is noted in the report.

The next step for this project is to develop detailed design and tender ready drawings for the capital work. This next phase will include work for all project zones with the exception of the water pavilion, resto-bar and pool/sauna elements.

Detailed Design and Tender Specifications:

The City of Kenora was successful in securing funding approval from the Northern Ontario Heritage Fund Corporation, FedNor and the Tourism Economic Development and Recovery Fund for this initiative.

A competitive Request for Proposals (RFP) was issued on September 1, 2021 for the detailed design work. This process closed on September 23, 2021. Three submissions were received from the following firms as detailed below:

Name of Firm	Submitted Price
Little Blue Stem Landscape Architecture, Prairie Architects, DST Consulting	\$671,600 + HST
KGS, HTFC Planning and Design, Number TEN Architects	\$952,300 + HST
LBE Group, Scatliff + Miller + Murray	\$1,192,495 + HST

Proposals were reviewed by an internal staff committee comprised of representatives from Administration, Community Services, Engineering and Infrastructure and Development Services. Submissions were evaluated according to criteria defined in the RFP package including:

- Experience of Consultant;
- Proposed Engagement Approach;
- Quality of Approach and Methodology;
- Understanding of Objectives; and
- Cost and Timing.

City staff are recommending acceptance of the proposal submitted by KGS, HTFC Planning and Design and Number TEN Architects. The proposed project price is within the amount defined in the approved City of Kenora 2021 Capital Budget.

Project Implementation – Next Steps:

Upon Council award, the City of Kenora will enter into a contract with the successful proponents to deliver the detailed design and tender specifications work. Funding agreements from the Northern Ontario Heritage Fund Corporation and FedNor have been received and will be executed in October. Capital implementation of Zones 1 (McLeod Park) and 2 (Husky's Landing) are positioned to be undertaken in 2022 should the City of Kenora be successful in receiving approval from FedNor's Tourism Relief Fund. This work has been included in the 2022 Capital Budget for consideration.

Budget: This project has been included in the 2021 capital budget in the amount of \$975,000. Funding has been received from the Northern Ontario Heritage Fund Corporation (\$325,000), FedNor (\$325,000) and the Tourism Economic Development and Recovery Fund (\$20,000). The Lake of the Woods Development Commission had previously approved a \$50,000 contribution from the Municipal Accommodation Tax. The total City of Kenora contribution is \$255,000. External funding assistance is estimated at 73.85 percent of total project costs.

Risk Analysis: There is a critical financial risk given the magnitude of the project. This risk has been mitigated through funding applications to senior levels of government. In the long-term such investments in the Harbourfront are expected to spur economic growth through business development and increased tourism. All of which have positive financial benefits to the City.

Communication Plan/Notice By-law Requirements: No bylaw required.

Strategic Plan or other Guiding Document:

- 1-1 The City will provide clear and decisive leadership on all matters of economic growth in Kenora and the surrounding district;
- 2-1 The City will ensure that our municipal infrastructure is maintained using available resources with the intent of moving towards all City infrastructure being in a good state of repair to ensure certainty, security and long-term stability of our systems;

2-4 The City will act as the catalyst for continuous improvements to the public realm.

Kenora's Economic Recovery Plan

Prioritize investment into Kenora's Harbourfront to stimulate the local economy and attract both local residents and tourists.