

08 December 2010



City Council Committee Report

TO: Mayor & Council

**FR: Rick Perchuk, Operations Manager
Marco Vogrig, City Engineer
Tara Rickaby, Planning Administrator
Jennifer Findlay, Economic Development Officer
Heather Paterson, Tourism Development Officer**

RE: 2011 Permanent Events Venue on Kenora Harbourfront

Recommendation:

That Council direct the City Engineer to tender for the audience cover for the permanent events venue, for design, fabrication and installation in 2011; and

That Council directs the Municipal Treasurer to develop the appropriate financing plan for the design, fabrication and installation of the audience cover.

Background:

In 2004, the City of Kenora adopted the Downtown Revitalization Plan. The Plan outlined a \$25 M phased project to revitalize Kenora's downtown in the area designated as Harbourtown centre from the entrance at Lakeview Drive on the west side through the Harbourfront and to the Kenora Shopper's Mall.

In 2006, the City of Kenora received funding from the COMRIF fund to replace aging infrastructure under Main Street and in 2007, leveraged an additional \$2 M from NOHFC and \$500, 000 from FedNor to begin Phase I Downtown Revitalization, also known as *the Big Spruce*. In 2008, the City completed Phase I Downtown Revitalization including the roundabout and improvements to Main Street.

In 2008, planning and design work, and applications for funding began for Phase II Downtown Revitalization. The Phase II Downtown Revitalization project had an original budget of \$5.45 Million: \$2 M FedNor, \$2 M NOHFC and \$1.45 M City of Kenora. The City's portion of the project was from reserves for improvements to the public wharfs. Those funds had been provided to the City when the federal government transferred the wharfs to the City.

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Phase II Downtown Revitalization originally included 6 project elements: Public Wharf Upgrades, Lake of the Woods Plaza, Promenade Improvements, Special Events Venue, South Parking Lot Improvements and Bernier Drive Improvements.

Detailed descriptions of these project elements were provided to funders as follows:

Lake of the Woods Plaza The existing roadway linking Main Street and the waterfront will be redeveloped into a barrier free pedestrian plaza. This will be the key link from the waterfront and tourist information centre to the newly redeveloped historic downtown shopping district. It will facilitate the free flow of pedestrian traffic to participate in the commercial and retail opportunities afforded by the Main Street business community. Costs included ramping, lighting, retaining walls and landscaping.

Promenade improvements Improvement and expansion of the existing pedestrian promenade along the water's edge. Costs included boardwalk improvements, lighting and landscaping.

North Side Special Events Venue Undertake key infrastructure improvements to the Harbourfront as a covered venue for special events, thereby solidifying events such as Canada Day, Harbourfest, and Kenora Bass International, and providing new opportunities for the expansion for special events as part of the City's Tourism Development Strategy. Costs were to include performance infrastructure including a permanent stage area, dedicated electrical service, lighting, seating area, landscaping and security.

Public Wharfs Improvements: Improvements to the aging public wharfs at Matheson, Main and Second Streets. These improvements will develop and enhance commercial/retail opportunities at the public wharves as well as providing increased access, boat docking and improved water access for the Harbourn town centre and downtown. These improvements included repairs to the wharf infrastructure including underpinnings and decking.

South side Special Events Venue

These improvements will enable an additional open space events venue which would enable the expansion of current event overflow from the North Side Events Venue as well as additional events. These improvements will also include improving the green space along the harbourfront. These costs included a paved plaza, expansion of a grass bowl for outdoor concerts and the development of a family area.

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Bernier Drive improvements

Redevelopment of Bernier Drive to facilitate increased both pedestrian and vehicular tourist traffic to the waterfront area of the Harbour Centre of the City as a result of the redevelopment of the harbourfront. This will also facilitate an alternate entrance to businesses which front on Main Street and have a back entrance via Bernier Drive. These improvements included paving, lighting, sidewalks , curbs and gutters.

Project work began in 2009 on underground infrastructure for the Lake of the Woods Plaza. Project estimates from the engineering firm overseeing the project led to the removal of the improvements to the south parking lot area and Bernier Drive due to budget restraints. Therefore, it was determined that the 2010/2011 project works would include the following project elements:

- Lake of the Woods Plaza above-ground/surface works
- Public Wharf Improvements
- Promenade
- Permanent Special Events Venue

In 2010, work began on the north side of the Pavillion to create the permanent events venue. During the planning for this area, a decision was made by the technical project team to make the permanent events venue a 12 month, year round operation in order to support the Tourism Strategy's goal of attracting visitors to Kenora year round, particularly during the winter months. The development of a permanent, year round events infrastructure on the harbourfront will enable Kenora to host winter events on the lake.

Public wharf improvements were completed this year. These improvements will provide access to the businesses and events in the downtown core for local residents, summer residents and visitors as well as businesses.

The current budget covers costs for the Lake of the Woods Plaza above-ground works, underground foundation infrastructure necessary to support a permanent year round tent, installation of electrical and completion to the promenade. However, the cost of the audience cover cannot be covered with the current budget.

Supplemental requests for funding have been submitted for the audience cover/amphitheatre, but have not been successful. Sponsorship packages have been developed and sponsorships will continue to be sought to off-set the costs of the tent. The Kenora Harbourtown BIZ has committed \$50,000 to the audience cover.

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2011 Timelines and Cost Projections

The current cost projections for the permanent, year round audience cover is \$1.5 M including fabrication and installation. In order to have the structure installed for the summer season, the fabrication must be tendered in January of 2011.

Jarnel Construction is anticipated to complete hard surfacing, boardwalk and stage area works by the end of May 2011, with final landscaping such as planters, trees, sod and shrubs scheduled for completion by mid-June 2011.

These timeframes mean that the installation of the tent could begin mid-June and be ready for the Winnipeg Symphony on June 30, Canada Day events on July 1st and Celebrate Summer events on July 2nd.

In order to complete this phase of the Downtown Revitalization Plan, and maintain and expand the City's dynamic and popular public events, on the Harbourfront, it is imperative that the project be completed in 2011.

Budget: \$1.5 M

Communication Plan/Notice By-law Requirements:

Resolution required.

Press Release, Agenda and minutes, City Portal and the Phase II Downtown Revitalization website page

Distribution: R. Perchuk, M. Vogrig, T. Rickaby, J. Findlay, H. Paterson