



THUNDER BAY
ART GALLERY

NEW WATERFRONT ART GALLERY UPDATE

**Presented to: Ambassadors Northwest
April 10, 2025**



MISSION STATEMENT

*The **Thunder Bay Art Gallery** serves as Northern Ontario's leading art museum, focusing on contemporary Indigenous and Northern Ontario artists.*

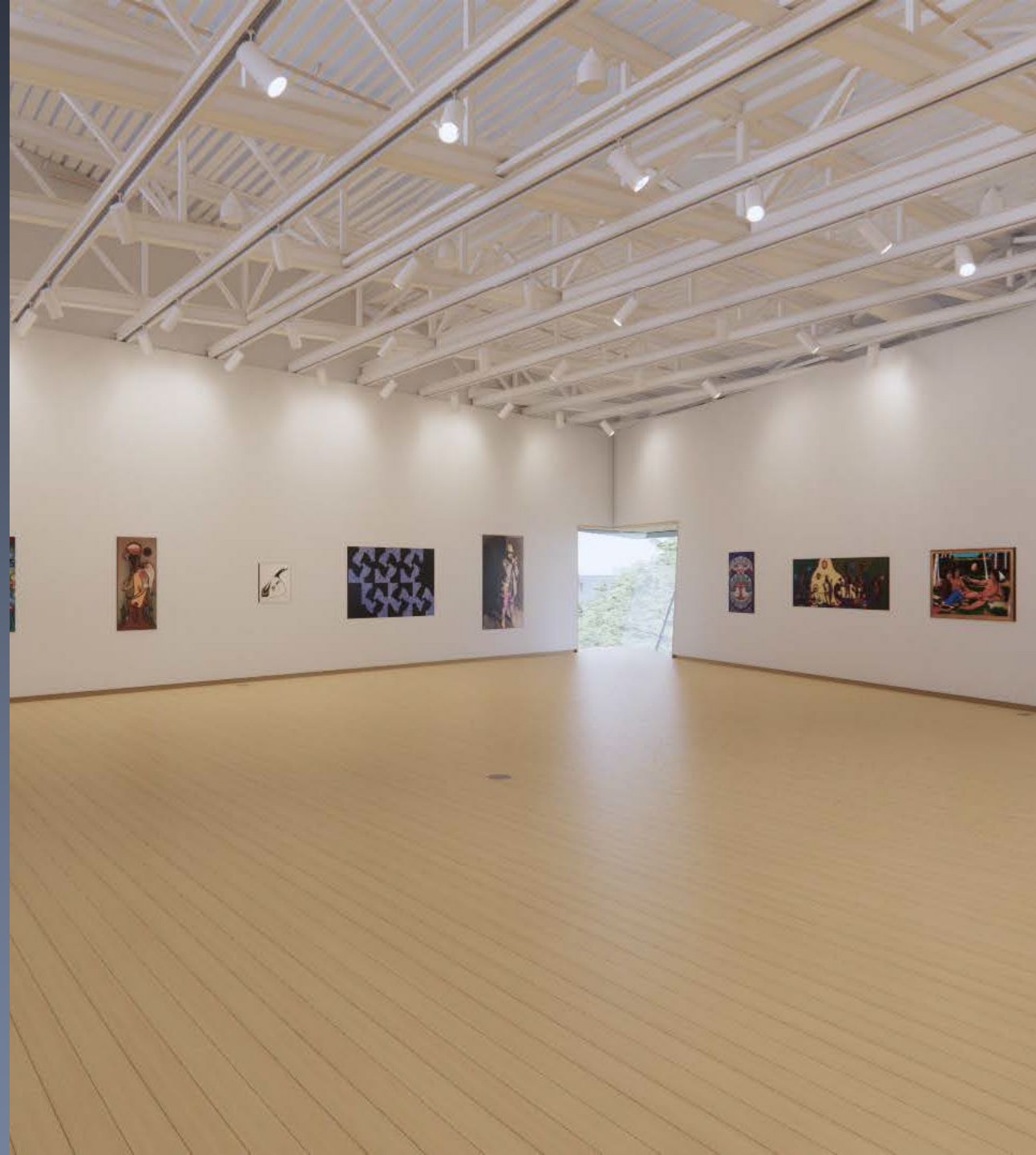
The new gallery will allow us to substantially increase our capacity to cultivate inspiring, diverse, and accessible art experiences, that foster a lifelong connection to our community.

THE CHALLENGE

Addressing the need for a new, larger, and modern gallery space:

*The Thunder Bay Art Gallery has long been a **cultural beacon** in Northern Ontario, but its current facility, located at the Confederation College campus, is now a significant barrier to its mission. The limitations of this space are increasingly evident, constraining the gallery's ability to serve its community effectively and meet the high demand for cultural engagement.*

*This new facility is a critical necessity to ensure that the Thunder Bay Art Gallery continues to grow and thrive as a **cornerstone of cultural life in Northern Ontario**.*



WHY NOW?

The Thunder Bay Art Gallery is at a **pivotal moment** in its history, with a unique opportunity to significantly enhance the cultural landscape of Northern Ontario. The urgency to act now is driven by both time-sensitive opportunities and the immediate challenges posed by construction and financial pressures.

The urgency of this moment **cannot be overstated**. Immediate action and financial support are necessary to realize the full potential of the new Thunder Bay Art Gallery, ensuring it becomes a cornerstone of the city's cultural and economic future.



PROJECT HISTORY

- **Design and Class A – April 2019**
- **Building Permit Application - August 2019**
- **Environmental Risk Assessment for Record of Site Condition approved by MECP - February 21, 2020**
- **Certificate of Property Use issued by MECP – December 2020**
- **Class A Updated to include escalation, Net zero Carbon Building Premium Costs – July 2021**
- **GICB Funding received – June 2022 (1 year later)**
- **Various Tendering Methodologies considered due to COVID19 impacts and market volatility**
- **Tom Jones Construction awarded October 2022 and Contract signed December 2022**

Class A estimate informs Tendering and prioritizing local investment/impact

PROJECT HISTORY

- **Pre-purchased Piles – November 30, 2022 – cost efficiency**
- **Mobilized trailer complex – February 07, 2023**
- **Ground Lease Agreement Signed with City following extensive process– April 2023**
- **Building permit issued - May 26, 2023 – 3 years after Certificate of Property Use certified**
- **Mobilized to Site/Construction Start - July 2023 (Delay of 7 months)**
- **Environmental remediation, capping and conversion of brownfield Gallery costs are ongoing, required changes to design and significant impact construction timelines**

Continued steady progress from our team towards opening in 2027

VISION: A WORLD-CLASS CULTURAL DESTINATION

VISIONARY LOCATION:

Prime waterfront location overlooking Lake Superior that is a destination enhancing Thunder Bay's downtown and cultural landscape.

ARCHITECTURAL EXCELLENCE:

An award-winning design by Patkau and Brook McIlroy architects, purposely built to meet the community's evolving needs.





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PROJECT UPDATE as of April 2025

- **The new gallery is just past 30% completion, with roof and siding now in process**
- **Construction progress has been steady, a variety of factors have contributed to budget shortfalls, meaning that we've moved completion and opening to 2027**
- **Excellent and skilled team including Colliers, Tom Jones Construction, Patkau/Brook McIlroy**
- **Gallery has prioritized local trades and regional partners and service providers.**
- **Total economic benefit of the construction project is anticipated to be \$68.203 million, with significant local impact**

Continued steady progress from our team towards opening in 2027

PHILANTHROPY

- **Gallery has successfully secured \$51.9 million in capital support**
 - **\$37 million through Federal Capital Programs**
 - **\$5 million from City of Thunder Bay**
 - **\$5 million through Northern Ontario Heritage Fund**
 - **\$4.9 through major gift and donors**
- **Enter new strategic phase of philanthropy**
 - **New Philanthropy Director position approved**
 - **Activating Gallery's national profile to leverage support across country**
 - **Engaging Campaign Cabinet with renewed strategy**



**THANK YOU
AND QUESTIONS**