



**STAFF REPORT  
ACTION REPORT**

**Update on Sony Centre for the Performing Arts – Capital Projects**

<b>Date:</b>	August 28, 2014
<b>To:</b>	Board of Directors of the Hummingbird (Sony) Centre for the Performing Arts
<b>From:</b>	General Manager, Economic Development & Culture
<b>Wards:</b>	<b>Ward 28</b>
<b>Reference Number:</b>	

**SUMMARY**

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The purpose of this report is to provide updated information on the progress of the capital work that will be undertaken to complete the redevelopment of the site. In particular, the report focuses on the West Plaza which is the portion of the work that is covered under the existing Section 37 agreement. The work is being managed by the developer of the L-Tower condominiums. Planning and design for the North and East side of the site is still under way.

**RECOMMENDATIONS**

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**The General Manager of Economic Development and Culture recommends that:**

1. This report be received for information.

**Financial Impact**

The report will have no financial impact beyond what has already been approved. The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

City Council at its meeting of October 2013, approved the addition of the Sony Centre West Public Plaza to the 2013 Capital Budget for the Sony Centre for \$1 Million gross, to be funded by \$700,000 from the Developer, now known as Ferncastle (Front Street) Inc.; and \$300,000 from Development Charge funds designated for civic improvements. Any costs to complete the Plaza in excess of \$1 million shall be the responsibility of the Developer.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EX34.17>

At its special meeting on May 23, 2014, the Board considered Agenda Item HB34.1 and requested that the Developer assume at his own expense, the cost of overseeing the construction of the public plaza, the oversight at no cost to the Sony Centre, and that he report back to the Board for its next meeting on June 9, 2014, on three quotes for the reconstruction.

At its meeting of July 2014, City Council adopted Member Motion MM54.40 authorizing the City to add the Heritage Easement Agreement upgrade to restore the sidewalk/pavers on the exterior of the Sony Centre in an amount not to exceed \$0.740 million to the scope of work to be performed by the Developer on behalf of the City.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.MM54.40>

At its meeting of July 24, 2014, the Board requested the City Manager to direct appropriate City staff, in consultation with the Sony Centre management, to develop a work plan to complete outstanding capital work, consistent with the Council approved budget.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.HB38.3>

## **ISSUE BACKGROUND**

The redevelopment of the Sony Centre for the Performing Arts includes capital work around the exterior of the theatre and the plazas surrounding the building. The three areas where work is to be completed are known as the West Plaza, which faces Yonge Street, the North Plaza which faces Front Street, and the East Plaza which faces Scott Street.

At this time, there are outstanding legal issues to be resolved before construction work can commence on the North Plaza and East Plaza. However, pre-construction design and initial discussions with the City's Community Planning, Public Realm, and Heritage Preservation Services are under way. The construction work on these portions of the Sony Centre site, in all likelihood, will not commence until the fall of 2015.

This report is primarily an update on the progress of the West Plaza which is to be completed by the Developer of the L-Tower condominiums as per the existing legal agreements previously approved by Council. West Plaza construction should be complete by June 2015.

## COMMENTS

On Tuesday August 26, 2014, a meeting was held at City Hall with representatives from all relevant City Divisions, the Sony Centre for the Performing Arts, the Developer, and Claude Cormier, the landscape architect responsible for the West Plaza. Councillor McConnell and her staff were also able to join the meeting in progress.

Staff from the Sony Centre for the Performing Arts, and the City's Facilities Management, Heritage Preservation Services, Public Realm, Community Planning, and Economic Development and Culture, had the opportunity to review the history of the designs and the plans created by Claude Cormier, and to discuss outstanding design issues.

Please note that senior staff from Sony may submit a short report to the September Board meeting outlining some concerns about past process and design work with regard to the West Plaza. These are not addressed in this Report.

Decisions arising from that meeting reflected the current built infrastructure below grade, heritage preservation issues, public realm and transportation issues, and the Sony Centre's operating needs.

Resulting actions to be undertaken included:

1. An issue of revised construction documents for the West Plaza with design revisions by the Architect for the Developer, which will also incorporate details to comply with the Accessibility for Ontarians with Disabilities Act;
2. the Developer's commitment to procure the West Plaza's paving stones and prepare a construction schedule to commence in April 2015;
3. Staff from Public Realm to continue to work with the architects and staff on traffic calming and the redevelopment of the sidewalks on the North Plaza;
4. Completion of working drawings for the North and East Plazas;
5. And a commitment from all parties to ensure design decisions take into consideration the input of Sony Centre staff, Heritage Preservations Services staff, and Public Realm staff.

The City's Facilities Management staff have been assigned to work as project managers on the project. Following the resolution of outstanding legal issues, the project managers will be able to work with the Developer, the Architects, Sony Centre staff and all relevant City staff to expedite completion of all outstanding capital work.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENTS**

1. Current design drawings for the Sony Centre's West Plaza by Claude Cormier and Associates.