
2013 CAPITAL BUDGET BRIEFING NOTE

Possible Regional Sports Complex at Hearn

Issue/Background:

At its meeting on December 4, 2012, Budget Committee, in considering the Waterfront Revitalization 2013 – 2022 Recommended Capital Budget and Plan, approved Motion No. 28: "That the Deputy City Manager, Cluster B, provide a briefing note on a possible Regional Sports Complex at Hearn."

- Through the approval of the 2011 Budget City Council directed "that the \$32 million funding originally from the federal contribution for the Regional Sports Complex remain dedicated for the purpose of a multi-pad arena in the Port Lands; that the Hearn location be reviewed as a potential site for the ice pads; that the Partnership Office meet with any private partners who are interested in realizing this land mark project on the waterfront; and that the City Manager in conjunction with the Waterfront Secretariat, determine how the project can be delivered."
- In the 2012 Budget Analyst Notes staff advised that Waterfront Secretariat staff along with staff from Parks, Forestry and Recreation, Economic Development and Culture and the Partnership Office were investigating the feasibility of the Hearn location and that the results would be incorporated into the 2013 Budget process. Staff noted that work on this project would provide an example of the potential to accelerate development in the Port Lands through the Port Lands Acceleration Initiative.
- The first phase of the Port Lands Acceleration Initiative confirmed that the Hearn represents a unique opportunity and should benefit from special consideration.
- The Central Waterfront Plan notes that the Hearn Plant will be an asset to this area with many potential reuse options.
- In 2012 some funds had been available in 2012/2013 for planning and design of a regional sports complex, with the bulk of the funding available in 2015/2016 for construction.
- Given previous City Council directions and the on-going Port Lands Acceleration Initiative (phase 2), the 2013 Recommended Capital Budget and 2014 – 2022 Recommended Capital Plan does not include funds in the earlier years and makes all the funds available in 2014 and 2015 to ensure capital funding is available should the City decide to move forward with a proposal for a regional sports complex at that time

Key Points:

- Funding for a regional sports complex is part of the City's \$500M seed capital for Waterfront Revitalization. The funds are to be used within the Designated Waterfront Area, but they are not tied to a particular site or a particular type of facility.
- The City and Waterfront Toronto are initiating Phase 2 of the Port Lands Acceleration Initiative. Any discussion regarding the possible reuse of the Hearn site would be within the context of this on-going work which will include a robust public consultation process.
- The Hearn is owned by the Ontario Power Generation, an agency of the Province of Ontario, and is leased to Studios of America.
- The Hearn is south of the Ship Channel and there are significant constraints to considering any development in this area, including; no transit, limited road access and limited servicing.
- Further constraints imposed by the transmission lines, switching facility and the Portlands Energy Centre (a 550-megawatt natural gas electrical generating station located immediately east of the Hearn) are challenges that must be addressed when considering options to reuse of the Hearn site.
- If the leaseholder wishes to submit a proposal to the City that involves delivering a recreational complex (ice pads or other uses) and possible use of City waterfront revitalization funds, they would have to submit an unsolicited proposal to the City.
- An unsolicited quotation or proposal involves an offer for a new or innovative idea submitted to the City on the initiative of a proponent for the purpose of obtaining a contract with the City with the express intent of securing a financial return for the proponent. In addition, as per section 1(a) of the Policy, the proposal or quotation cannot be in response to a current or anticipated request for proposal or any City-initiated solicitation or program. The process is outlined here:

http://www.toronto.ca/top/unsolicited_proposals.htm

Prepared by: Gwen McIntosh, Waterfront Project Director/A, Waterfront Secretariat, 416-392-8113, McIntosh@toronto.ca

Further information: Gwen McIntosh, Waterfront Project Director/A, Waterfront Secretariat, 416-392-8113, McIntosh@toronto.ca

Date: December 10, 2012