

EX28.12.1



Etobicoke Civic Centre

building a new vision

October 24, 2017

Agenda

● The Challenge

● The Journey

● A New Etobicoke Civic Centre

- Winning Submission
- Building Program | Cost Estimate

● Business Case Analysis

- Status Quo vs Newly Constructed ECC
- Revenue & Capital Cost Comparison

● Conclusions

● Recommendations

The Challenge

- The current ECC, completed in 1958, has served City staff and residents for 59 years
- The building has reached the end of its physical and economic life
- The building has a deferred maintenance cost of \$46M
- In the last 15 years, \$5.5M in capital investment made for basic life safety systems to keep the current ECC operational and safe for staff occupancy

The Options

STATUS QUO

Invest in a major retrofit & modernization of the existing ECC at 399 The West Mall

A NEW ECC

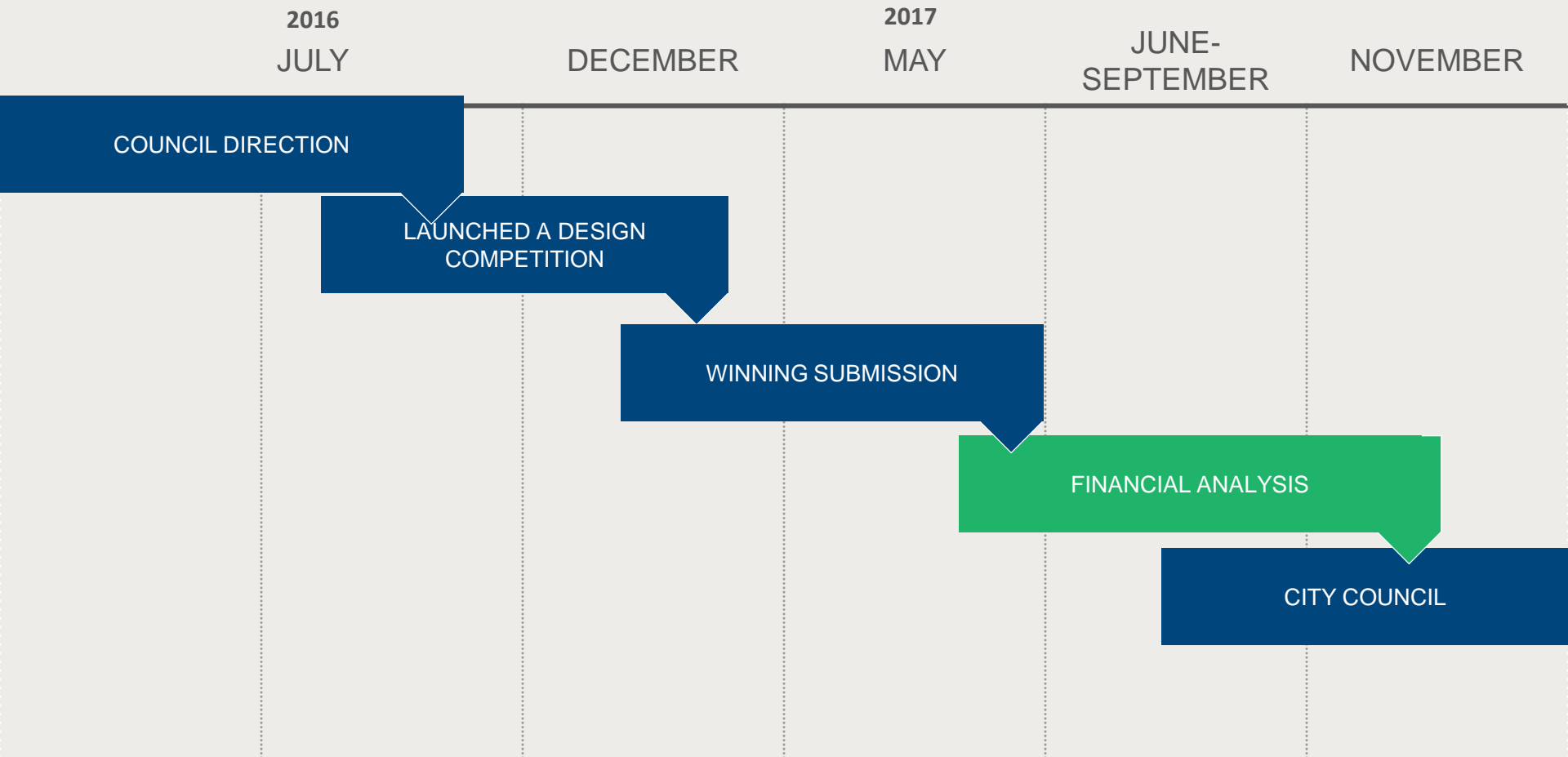
Construct a new ECC at the new intersection of Kipling & Dundas on the Westwood Theatre Lands (“WTL”)

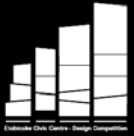
Council Direction - July 2016

Build Toronto to lead, in collaboration with Real Estate Services and City Planning:

1. a design competition for a new Etobicoke Civic Centre (ECC) in the ECC Precinct on the former Westwood Theatre Lands (“WTL”)
2. Examine the cost and feasibility of relocating the ECC to the WTL
3. Costs associated with other proposed public space and/or community spaces;
4. Potential revenue | funding sources generated from the future development of:
 - Bloor | Islington - 5.2 acres
 - WTL - 13.8 acres
 - 399 The West Mall - 5.2 acres
5. Explore the opportunities for affordable housing

THE JOURNEY





Exhibition Place Centre Design Competition



South Elevation 1:300

Design Competition

- Launched in December 2016
- Short-listed four teams in February 2017
- Presented short listed at a public meeting in April 2017
- Jury selection of the winning submission by

Adamson | Henning Larsen | PMA Landscape Architects

- iconic design
- reflective of our climate and our multi-cultural city
- Sustainability strategy hits the leading edge of resiliency, not just sustainability
- Advocates for and supports net-zero neighbourhood
- Sustainability that is deep within the DNA of the design



View of Farmers' Market on Westwood Square



A New Etobicoke Civic Centre

Building Program

Municipal Offices	260,000 SF
Community Service	27,844 SF
Civic Space	35,150 SF
Support Spaces	28,556 SF
Community Hub	
Recreation Centre	70,008 SF
District Branch Library	22,647 SF
Child Care Centre	8,611 SF
Podium Level Cores & Mechanical	34,305 SF
Sub Total	487,121 SF
Building Below Grade	198,561 SF
Total	685,682 SF
Civic Square	37,000 SF

Estimated Cost (07. 2017)

\$320,000,000



View of Farmers' Market on Westwood Square

● Business Case

Status Quo vs New ECC

Option 1: Status Quo

- retain the existing Etobicoke Civic Centre (ECC) at 399 The West Mall
- Upgrade the facility through a full life cycle retrofit and office modernization plan by 2023 to accommodate City staff for the next 30 years.
- Construct a civic square over the existing 132 parking spaces
- Renovate and expand the child care facility included in office location
- Construct a proposed Library and Recreation centre on Block 1 at the WTL

Option 2: New ECC

- Relocate the current ECC to Block 4 of the WTL.
- Construct a new 260,000 sf ECC office building and community hub of 100,000 sf (proposed Library, Recreation Center and Child Care) to accommodate City staff for the next 30 years on Block 4

Financial Comparison

NPV Values (January 2018) includes Capital + Operating over 30 years

Option 1: Status Quo		Option 2: New ECC	
Base Building		Base Building	
Total Capital Costs	\$135	Total Capital Costs	\$207
Total Operating Costs	\$117	Total Operating Costs	\$64
Sale of Block 4 - New ECC	(\$26)	Sale of 399 The West Mall	(\$41)
TOTAL Base Building	\$226	TOTAL Base Building	\$229
Community Hub		Community Hub	
Recreation Centre	\$96	Recreation Centre	\$96
Toronto Public Library	\$24	Toronto Public Library	\$24
Civic Square	\$33	Civic Square	\$33
Civic Square Parking	\$4	Civic Square Parking ¹	0
Loss of Block 1 Sale Revenue	\$6		0
TOTAL Community Hub	\$162	TOTAL Community Hub	\$153
TOTAL NPV Costs	\$388	TOTAL NPV Costs	\$382

- Underground parking included in the base building capital and operating costs
- YMCA Recreation Centre - NPV is \$28M; A YMCA operated recreation centre will require less capital costs and no operating cost for the City

Revenue & Capital Cost Comparison

Capital Costs are shown in 2017 Dollars

Revenue and Cost Comparison	Option 1: Status Quo		Option 2: New ECC	
	Capital Cost ¹	Revenue Funding	Capital Cost ¹	Revenue Funding
Base Building	(\$197)		(\$194)	
Additional components				
Civic Square	(\$28)		(\$28)	
Parking			\$0	
Development Sales²				
WTL (Blocks 1, 2B, 3, 5 + 6)		\$133		\$133
3326 Bloor Street West (Bloor Islington)		\$54		\$54
399 The West Mall				\$40
WTL (Block 4)		\$25		
Sale proceeds from developable GFA		\$0		\$0
Affordable Housing (20% of Residential Units)		(\$20)		(\$25)
Sub-Total Cost vs Revenue	(\$225)	\$193	(\$222)	\$202
Community Hub				
Recreation Centre	(\$51)		(\$51)	
Library	(\$19)		(\$19)	
Section 37 ⁴		\$23		\$23
Toronto Parking Authority ⁵				
ECC Parking Garage (132/430 spaces)	(\$10)	\$7	(\$28)	\$22
Sub-Total Cost vs Funding Sources	(\$79)	\$30	(\$98)	\$45
Total	(\$304)	\$223	(\$320)	\$247

1. Capital Costs 2017 Dollars

2. Revenue Discounted from Date of Land Purchase to 2017

3. DCs offer an additional funding source should it be determined that the community hub facilities will be required to service new development; for example based on 9,000 residential units in the area of WTL and DCs of \$3,000/residential unit for a RC and \$1,000/residential unit for a library; there is a potential funding source of \$27M for the RC and \$9M for the Library

4. Section 37 based on \$2,500/residential unit; based on 9000 residential units in the area of the WTL

5. Toronto Parking Authority (TPA) to fund a portion of the underground costs assumed @ \$50,000 per stall

Conclusions

- Total NPV costs (capital and operating) demonstrate similar investments - \$388M, Status Quo vs \$383 New ECC
- A New ECC will require greater capital costs; however will be significantly less costly to operate and maintain over the 30-year time frame, due to efficiencies achieved through:
 - Efficient design of a new facility for office and workplace spaces
 - Consolidation of city staff and no requirements for third party leases
 - Energy efficiencies achieved through new technologies (district energy) and environmental sustainability targets
- The community hub (recreation centre, library, civic square) require similar investments as both options anticipate newly constructed facilities
- Revenue generated from sale of the Development Lands highlight a potential a revenue stream to support a significant portion of the capital costs for each Option
- Additional funding sources - Development Charges and Section 37 contributions - can potentially fund the community hub component for each Option
- The Toronto Parking Authority offers an additional funding source for capital and operating costs of the parking garage for each Option

Additional Benefits of a New ECC

- An accessible Civic Centre with direct access to **transit** for residents and City staff - TTC subway, GO buses/trains and MiWay
- A commitment to **WELL Standards** for the workplace environment to fosters the health and wellbeing of employees and visitors
- A net zero energy and carbon foot print target – endorsed by City Council’s bold leadership in **environmental sustainability**
- An integrated **community hub** to serve the growth anticipated in this area of the City
- A new **heart** for the Etobicoke Civic Centre Precinct as set out in the City’s Official Plan policies
- A range of housing opportunities with 20% of residential units identified for **affordable housing**
- **minimal disruption** to City staff and services as functions as existing ECC operates uninterrupted while the New ECC is being constructed

Major Capital Project Approval / Stage Gating Process

2017 2018 2019 2020 2021 2022

Phase 1: Feasibility and Conceptual Design

Phase 2: Site Investigation, Schematic Design & Design Development

Phase 3: Detailed Design and Contract Documents

Phase 4: Tender and Construction Award

Recommendations

1. Accept the jury's selection of Adamson Associates, Henning Larsen Architects, PMA Landscape Architects as the winning submission of the Etobicoke Civic Centre Design Competition.
2. The Toronto Realty Agency, in collaboration with the City, proceed with Phase Two of the Major Capital Project Approval Process to complete:
 - o A detailed building program review to be conducted in consultation with City stakeholders;
 - o Completion of site investigation, schematic design and design development for a new ECC at the Westwood Theatre Lands;
 - o Class C Cost Estimate and project budget schedule;
 - o Identification of a project delivery methodology; and
 - o Initiate the Site Plan Approval pre-application process.
3. A budget of \$3.5 million to fund Phase Two of the Major Capital Project Approval Process through Facilities, Real Estate, Environment and Energy's 2018-2027, Capital Budget and Plan, be referred to the Budget Committee for consideration in the 2018 Budget process.
4. Report to City Council in the first quarter of 2019 respecting the results of Phase Two of the Major Capital Project Approval Process
5. Consider for inclusion those eligible components of the Etobicoke Civic Centre and Community Hub project costs in the City's development charges bylaw review currently underway.