

Redevelopment of St. Lawrence Market North – Status Update

Date: May 12, 2017
To: Government Management Committee
From: Chief Corporate Officer
Wards: Ward 28 – Toronto-Centre Rosedale

SUMMARY

The purpose of this report is to provide an update on the St. Lawrence Market North Redevelopment project.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. The Government Management Committee receives this report for information.

FINANCIAL IMPACT

Funding for the St. Lawrence Market North Redevelopment (SLMN) project is available in the 2017 Council Approved Capital Budget and 2018-2026 Capital Plan for Facilities, Real Estate, and Environment & Energy (FREEE). Total project cost is \$91.458 million and the funding sources are outlined in the Table 1 below.

Table 1 - St. Lawrence Market North Redevelopment Funding Sources (\$ millions)	
Recoverable Debt	39.7
Contribution from Toronto Parking Authority for Underground Garage	14.0
Toronto Parking Authority - Yorkville Garage Joint Venture	15.0
Court Services Stabilization Reserve	4.4
Development Charges	5.0
Section 37/42/45	3.0
Debt Funding	10.4
Total:	91.5

Future cash flows based on current estimates, and a comparison to the current approved plan, is outlined in table 2 below:

	Life to Date Spent (As of Dec 31, 2016)	2017	2018	2019	Total
Current Estimates	10.543	1.588	40.962	38.365	91.458
Approved Plan	10.543	27.390	40.962	12.563	91.458
Variance	-	(25.802)	-	25.802	-

Year-to-date spending (as of April 30, 2017) is \$0.621 million. It is estimated that only \$1.588 million or 5.8% of the 2017 approved cash flow of \$27.390 million will be spent by year-end. Lower than 2017 planned spending is primarily a result of the ongoing archeological remediation process and the additional requirement for the salvage of archaeological remains for future public interpretation within the new North Market redevelopment in accordance with the approved Heritage Interpretation Plan. Any unspent 2017 cash flow will be carried forward to future years through the 2018 Budget process for staff to continue the delivery of the project.

The Deputy City Manager & Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

The current St. Lawrence Market North initiative has been ongoing since 2002 to maximize the site's full potential and improve the St. Lawrence Market complex. At its meeting on July 30, 31 and August 1, 2002, City Council approved, in principal, the concept of redeveloping the St. Lawrence Market North Building and directed City staff to study redevelopment options. The 2002 Council report, which includes a detailed history of the St. Lawrence Market complex, can be found through the following hyperlink:

<http://www.toronto.ca/legdocs/2002/agendas/council/cc020730/adm10rpt/cl014.pdf>

At its meeting on June 24, 25 and 26, 2003 City Council established the St. Lawrence Market North Working Committee to determine planning and design guidelines for the redevelopment, as well as consultations with various stakeholders. The report can be found through the following hyperlink:

<http://www.toronto.ca/legdocs/2003/agendas/council/cc030624/adm5rpt/cl024.pdf>

At its meeting on October 26, 27 and 28, 2004, City Council adopted development parameters for St. Lawrence Market North and endorsed a strategic vision statement for the St. Lawrence Market complex. The report can be found through the following hyperlink:

<http://www.toronto.ca/legdocs/2004/agendas/council/cc041026/adm8rpt/cl007.pdf>

At its meeting on June 27, 28, 29 2006, City Council directed City staff to investigate a number of technical matters with the redevelopment, including parking access/accommodations and Court Services as a primary tenant. The report can be found through the following hyperlink:

<http://www.toronto.ca/legdocs/2006/agendas/committees/adm/adm060606/it020.pdf>

At its meeting on September 25, 26, 27 2006, City Council directed City staff to provide a business plan for the redevelopment of the North Market building. The report can be found through the following hyperlink:

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/adm6rpt/cl022.pdf>

At its meeting on December 10, 2008, City Council endorsed the strategy to redevelop the St. Lawrence Market North property with a multi-story building, including a ground floor Market Hall, Court Services' court rooms and administrative offices, and a 250-space below grade parking garage. The decision also authorized a design competition to select an architect for the redevelopment. The report can be found through the following hyperlink:

<http://www.toronto.ca/legdocs/mmis/2008/bu/bgrd/backgroundfile-17440.pdf>

At its meeting on July 6, 7, 8, 2010, City Council endorsed the winning design from the St. Lawrence Market North Design Competition and authorized City staff to enter into an agreement with the successful proponent for the provision of architectural services for the new St. Lawrence Market North Building. The report can be found through the following hyperlink:

<http://www.toronto.ca/legdocs/mmis/2010/ex/bgrd/backgroundfile-31365.pdf>

At its meeting on July 16, 17, 18 and 19, 2013, City Council adopted a revised financing plan, including additional funding of \$15.293 million, and directed staff to proceed with the Design Development and Bid Document stages for the new St. Lawrence Market North Building. The report can be found through the following hyperlink:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.GM23.6>

At its meeting on February 3 and 4, 2016, City Council directed staff to proceed with Phase 2, Demolition of the existing North Market Building at 92 Front Street, of the Redevelopment of St. Lawrence Market North project, including demolition of the existing building and archaeological assessment of the site in advance of new construction. The report can be found through the following hyperlink:

<http://www.toronto.ca/legdocs/mmis/2016/gm/bgrd/backgroundfile-86763.pdf>

BACKGROUND

The current North Market Design includes:

New St. Lawrence Market Facility	
Below Grade	250 parking spaces (operated by TPA)
Floor 1 - Market Hall	Farmers Market, Commercial Events, Retail Café
Floor 2 - Mezzanine	Hospitality Use, Kitchen Incubators, Court Services Administrative Offices, Seniors Centre
Floor 3	Court Services Head Office, Operations and Administrative Offices and Police Services
Floor 4	JP offices, City and Provincial Prosecutions Offices, and 5 courtrooms
Floor 5	9 Courtrooms
All	5 Storey Atrium

The total project cost based on the Architect's latest design submission is \$91.458 million, as approved by City Council as its meeting in July 2013. City Council directed staff to authorize the continuation of the design work by the Architect in order to complete the Design Development and Bid Document Stages for the Project.

The Project is being implemented in 3 major phases;

Phase 1) Design and construction of a Temporary Market Building at 125 The Esplanade and client relocation. Completed in June 2015.

Phase 2) Demolition of the existing North Market Building at 92 Front St. including archeological assessment and environmental remediation of the site in advance of new construction. Completed in March 2017.

Phase 3) Design and Construction of New North Market Building. Ongoing, see Current Status section below.

As these phases are interdependent they are being implemented sequentially and funded within the current Project Budget of \$91.5M. The consulting team, selected through a design competition, is led by Adamson Associates Architects of Toronto, in association with Rogers Stirk Harbour + Partners of London, England.

The St. Lawrence Market Complex has served as a City landmark for over 200 years and remains as one of the most valuable historical sites in Toronto. The site plan application for the North Market redevelopment initiated a planning requirement for an archaeological assessment which resulted in the discovery of significant archaeological remains. Evidence of the early market buildings on site dating from the 1820, 1831, 1851 and 1904 periods were encountered including central drains, lateral brick and stone drains, market walls, storage cellars and support columns. This archaeology is representative of a rare and important early market period within the original Town of York and is also one of Canada's earliest commercial markets.

COMMENTS

Current Status

The Bid Document Stage for the new SLMN Building has been completed, including value engineering to bring the design within budget in consultation with an independent third party cost consultant. Tender Call for the construction of the new building is currently underway.

On April 26, 2017 Council approved funds for the salvage of archaeological remains for future public interpretation within the new North Market redevelopment in accordance with the approved Heritage Interpretation Plan.

City staff are now aggressively working to contract professional services to salvage some of the key structural archaeological elements. This work will be undertaken over the spring and summer of 2017.

CONCLUSION

The construction tender call for the new North Market building will be extended to award through Council in September 2017 to allow for completion of the archaeological salvage work.

CONTACT

Richard Coveduck, Director
Strategic Construction Projects
Tel: 416-338-2737
rcovedu@toronto.ca

SIGNATURE

Josie Scioli
Chief Corporate Officer