

City Council

Motion without Notice

MM41.38	ACTION			Ward:38
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Repairs at 705 Progress Avenue, Unit 63 to ensure AODA Compliance, Fire and Building Code Regulations and Additional Interior Work - by Councillor Glenn De Baeremaeker, seconded by Councillor Jim Hart

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Glenn De Baeremaeker, seconded by Councillor Jim Hart, recommends that:

1. City Council increase the 2018 Capital Budget for Facilities, Real Estate, Environment and Energy by \$95,000 to increase the total project cost from \$845,000.00 to \$940,000.00 for the capital sub-project known as "Ward 38, 705 Progress Building Improvements" in support of the South Asian Autism Awareness Centre, to provide the necessary capital repairs and improvements (including upgrading of fire alarms, flooring and painting of unit) that would allow for occupancy of Unit 63, with funding coming from the City's share of net revenues collected from 705 Progress Avenue, and held in Account XR2007.

Summary

705 Progress Avenue is a 57 year old building of approximately 65 units, and has been co-owned by the City and Toronto District School Board since 1996. The City manages the property and revenues are shared. In 2017 and 2018, the City approved renovations to Unit 63, which has been leased to South Asian Autism Awareness Centre, to provide services to approximately 400 children with autism.

The City has also directed staff to consult with stakeholders (including the Canadian Tamil Youth Development, the Syrian refugee service organization Turtlehouse, Tropicana Community Services, Vasanthan Tamil Seniors Organization and Toronto Tool Library) to determine the feasibility of establishing a community hub as part of the new City Park to be created in 2019/2020 at 705 Progress Avenue, and report back to the Community Development and Recreation Committee.

As Facilities and Real Estate staff started repairs to Unit 63, it was determined that additional funding would be required to comply with current Accessibility for Ontarians with Disabilities Act ("AODA") requirements, fire and building code regulations, as well as additional interior work to the unit.

A total of approximately \$1.85 million in net rents, being the City's share of revenue, have been received by the City and deposited into Account XR2007.

This item is urgent as construction crews are on site undertaking repairs and additional contractors cannot finish interior improvements until additional funding is secured. All repair work has to be completed before South Asian Autism Awareness Centre can move into the building in July 2018.

In February 2017, City Council authorized \$150,000.00 towards the project (EX22.2 2017 item 68). In July 2017, City Council approved an additional \$370,000.00 to \$520,000.00 (EX26.46 2017), and in February 2018, City Council authorized an additional \$325,000.00 to \$845,000.00 towards the project (EX31.2 2018).

Background Information (City Council)

Member Motion MM41.38

(May 23, 2018) Fiscal Impact Statement from the Interim Chief Financial Officer
(<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-115643.pdf>)