

Update on St. Lawrence Market North

Date: May 23, 2018

To: City Council

From: City Manager and City Solicitor

Wards: Ward 28 - Toronto-Centre Rosedale

REASON FOR CONFIDENTIAL INFORMATION

This report concerns the security of the property of the City and contains advice or communications that are subject to solicitor-client privilege.

SUMMARY

The purpose of this report is to provide City Council with information on the St Lawrence Market North project.

RECOMMENDATIONS

The City Manager and the City Solicitor recommend that:

1. City Council direct that the information contained in Confidential Attachment 1 remain confidential in its entirety, as it contains advice which is subject to solicitor-client privilege.

FINANCIAL IMPACT

All financial impact information is included in Confidential Attachment #1.

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>)

At its meeting on August 29, 2017 Government Management Committee received a report for information to provide information on the additional project funding required for the North St. Lawrence Market project for design and construction services to accommodate the inclusion of a section of the 1831 central drain archaeological resource found on the site for public viewing and interpretation. The report can be found through the following hyperlink:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.GM22.13>

At its meeting on February 12, 2018 City Council approved an increase in the total project cost of \$9.5 million, increasing the total project budget to \$102.3 million, requiring additional debt funding and an increase to Facilities, Real Estate, Environment and Energy's 2018 - 2027 Preliminary Capital Budget and Plan for the St. Lawrence Market North Redevelopment project in the amount of \$9.5 million in 2020. The report can be found through the following hyperlink:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX31.2>

At its meeting on February 20, 2018 Government Management Committee granted authority to award Tender Call Np.85-2017, for the construction of the new St. Lawrence market North Building, to Bondfield Construction Company Limited in the amount of \$79,753,000, net of all taxes (\$81,156,652 net of HST recoveries), including all allowances, contingencies and charges, having submitted the lowest compliant bid in conformance with the Tender requirements. The report can be found through the following hyperlink:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.GM25.11>

COMMENTS

Discussion is contained in Confidential Attachment #1.

CONTACT

Josie Scioli
Deputy City Manager, Internal Corporate Services
416-397-4156
Josie.Scioli@toronto.ca

Mike Pacholok
Chief Purchasing Officer
416-392-7312
Mike.pacholok@toronto.ca

Ward Earle,
Director, Municipal Law
416-397-4058
Ward.earle@toronto.ca

SIGNATURE

Giuliana Carbone
City Manager

Wendy Walberg
City Solicitor

ATTACHMENT

Confidential Attachment 1