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2021 CAPITAL BUDGET BRIEFING NOTE

Addressing Emergency Capital Repairs at 519 Church Street

Issue/Background:

- On January 22, 2021, the City's Budget Committee directed the Executive Director of Social Development, Finance and Administration division to develop a briefing note in consultation with the Executive Director of The 519 to outline the emergency capital repairs needed to address the water penetration and associated damage at 519 Church Street, and report back on the quantum needed to address the problem ([BU22.2](#)).
- 519 Church Street is a City-owned building and its upkeep is supported by the Corporate Real Estate Management (CREM) division. The building houses The 519, a LGBTQ2S community centre and service provider, which is an agency of the City of Toronto.
- This briefing note outlines the work done by the CREM division to date, and the next steps and actions to address the water penetration and associated damage at the building.

Key Points:

Repair work currently underway

- CREM was notified of the need for emergency capital repairs related to water penetration at 519 Church Street in the fourth quarter of 2020.
- After becoming aware of this issue, CREM began immediate work to investigate the concerns that were raised. Preliminary repair work is underway and is expected to be complete by mid-February 2021.

Long-term repair plan

- While the preliminary work will address immediate health and safety concerns at 519 Church Street, further investigation and work is needed reduce the risk of future water penetration. CREM will engage a building envelope consultant to develop a report on how to holistically address the water penetration issues throughout the building.
- Upon completion of the building consultant's report in the second quarter of 2021, CREM will prioritize building envelope state of good repair work at the facility. Design and

engineering work will be completed in 2021, with construction expected to be completed between 2022 and 2023, depending on the extent of the required repairs.

- CREM will be able to determine the estimated cost required to complete this repair work after assessing the details in the building consultant's report.
- The funding that is identified for the repair work will be considered as part of the 2022 and future budget processes, and any funding required for emergency repairs in 2021 will be addressed within the current recommended 2021 capital budget for CREM.

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