

City Council

Notice of Motion

MM38.8	ACTION			Ward: 11
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Urgent Support for Young People’s Theatre - by Councillor Kristyn Wong-Tam, seconded by Councillor Gary Crawford

** Notice of this Motion has been given.
 * This Motion is subject to referral to the General Government and Licencing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Gary Crawford, recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management, to amend the City’s lease, dated December 1, 2020, between the Young People’s Theatre as “tenant,” and the City of Toronto, as “landlord,” to permit the tenant to complete Heating, Ventilation, and Air Conditioning repairs with their own contractor and to be reimbursed by the City of Toronto through Economic, Development and Culture's 2022 Capital Budget.

2. City Council authorize the General Manager, Economic Development and Culture, to administer the release of the following payments to the Young People’s Theatre for up to \$600,000 in eligible expenses related to the replacement of the Tenant's entire Heating, Ventilation, and Air Conditioning system.

Summary

The purpose of this Motion is to seek City Council authority to amend the terms of the lease agreement with Young People’s Theatre (the “Tenant”) and the City (the “Landlord”) to allow the Tenant to complete the necessary Heating, Ventilation, and Air Conditioning system repair through their own hired contractor and be compensated by the City.

Young People's Theatre is a charitable, not-for-profit arts organization providing professional theatre programming for children, youth and families, and one of the most respected companies in North America. They have continuously occupied the purpose-built theatre at 165 Front Street East since 1977 and steward the facility since then. Young People's Theatre has a below market rent lease with the City that was entered into in August 2010 and renewed in 2020.

The Tenant has been without a fully-functioning Heating, Ventilation, and Air Conditioning system since 2019. The current terms of the lease stipulate that the Tenant is responsible for all capital improvements, including Heating, Ventilation, and Air Conditioning. However, Economic Development and Culture has traditionally supported this work as often tenants are not well positioned to do so. Due to the timing of the tender and budget process, the Heating,

Ventilation, and Air Conditioning replacement may not be possible until the summer of 2022, or later, thus delaying the planned re-opening. Young People's Theatre is currently undertaking a significant renovation of the space with their own funds. The Tenant is in the unique position of having construction management and engineering expertise on hand to expedite the process, and the ability to cash flow the project in advance of reimbursement from the City.

In order to facilitate the successful reopening of this important cultural facility, after a very challenging year for the arts, it is recommended that this amendment be approved so that Heating, Ventilation, and Air Conditioning replacement can occur in advance of a spring 2022 opening.

Funding of \$0.600 million for Young People's Theatre is part of the Economic Development and Culture's 2022-2031 Capital Budget and Plan through the 2022 process for City Council consideration.

Background Information (City Council)

Member Motion MM38.8