
City Council**Motion without Notice**

MM38.49	ACTION			Ward: 10
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Interim Relocation of YMCA to St. Patrick's Market - by Councillor Joe Cressy, seconded by Councillor Mike Layton

** 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 Joe Cressy, seconded by Councillor Mike Layton, recommends that:

1. City Council adopt the recommendations in the report (December 16, 2021) from the Executive Director, Corporate Real Estate Management:

1. City Council authorize the City to enter into a five-year, below market rent lease agreement (the "Lease") with YMCA of Greater Toronto (the "Tenant") for the use of approximately 5,426 square feet of the main floor of the building located at 238 Queen Street West known as St. Patrick's Market (the "Leased Premises"), substantially on the major terms and conditions as set out in Attachment 1, and other terms and conditions as may be deemed appropriate by the Executive Director, Corporate Real Estate Management, or their designate, and in a form acceptable to the City Solicitor.

2. City Council authorize the City to terminate the Metro Hall lease (the "Metro Hall Lease") between the City and YMCA with a commencement date of January 1, 2010 for premises located on a portion of the ground floor, the first sub-floor and the third floor of Metro Hall by providing one months' notice to the YMCA in accordance with the overholding provisions in the Metro Hall Lease.

3. City Council make a grant to the Tenant in the amount of up to \$1,000,000 to cover the Tenant's relocation and leasehold improvement costs in accordance with section 83 of City of Toronto Act, 2006 and City Council determine it is in the interests of the City to make the grant to the Tenant.

4. City Council authorize the Executive Director, Corporate Real Estate Management to enter into a construction agreement with YMCA to carry out capital repair work required to bring the building known as St. Patrick's Market into a state of good repair and in compliance with the City's obligations under the Accessibility for Ontarians with Disabilities Act, at a cost up to \$1,233,000 (net of Harmonized Sales Tax) on terms

acceptable to the Executive Director, Corporate Real Estate Management and in a form acceptable to the City Solicitor.

2. City Council request the Executive Director, Corporate Real Estate Management, and the General Manager, Economic Development and Culture, to work with the YMCA of Greater Toronto to provide fresh food and food-market animation at St. Patrick's Market, including considering using St. Patrick's Square and additional vacant space within the Market building for these purposes.

Summary

City staff require authorization to enter into a temporary 5-year below-market agreement with the YMCA of Greater Toronto to occupy the ground floor of St. Patrick's Market and conduct repairs to the building on behalf of the City.

This interim use of St. Patrick's Market will allow for continuity of YMCA that need to relocate from Metro Hall, and begin to animate the previously underutilized heritage landmark on Queen Street.

Work continues with City staff and the surrounding community to add additional interim activities at St. Patrick's Market and adjacent St. Patrick's Square during this 5-year period. Complementary food market activity is an active conservation with the YMCA and potential partners like St. Lawrence Market.

I am also working with City staff on community engagement to determine the permanent, long-term vision for St. Patrick's Market as a potential community hub and local landmark. Public meetings will be held in 2022.

This Motion is urgent because the tenant requires access to the leased premises to proceed with the commencement of major construction and building alterations in January 2022, with a planned activation date of December 2022.

Background Information (City Council)

Member Motion MM38.49

<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-174542.pdf>

(December 16, 2021) Report from the on Executive Director, Corporate Real Estate Management on YMCA Relocation to St. Patrick's Market

<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-174541.pdf>