



Supplementary Information - St. Lawrence Centre Redevelopment

Date: April 13, 2022

To: The Board of Directors of TO Live

From: President and CEO

SUMMARY

The purpose of this report is to provide an analysis of the opportunity for a renovation budget for the existing building to assist the Board and City Council with its consideration of the report.

RECOMMENDATIONS

The President and CEO recommends that the Board of Directors of TO Live forward this report to the Executive Committee for consideration with the recommendations from the Board of Directors of CreateTO and the Board of Directors of TO Live.

FINANCIAL IMPACT

There is no financial impact arising out of the recommendations in this report. Resources required to support this project are being allocated from the current staffing complement and are part of the TO Live approved operating and SOGR budgets.

DECISION HISTORY

On January 29, 2020, Council adopted item EX12.6, which endorsed the replacement of the STLC, located at 27 Front Street East, with a new reimagined centre as a state-of-the-art civic hub for the city's creative communities. Council directed TO Live and CreateTO to engage in an open consultation process with key stakeholders in the cultural community, the St. Lawrence Market neighbourhood and implicated City

divisions and agencies to develop a building program which would inform a project budget, business model and funding strategy, and a project plan and schedule to deliver a new St. Lawrence Centre for the Arts for subsequent consideration and approval by City Council.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX12.6>

COMMENTS

At its [April 12, 2022](#) meeting, the Board of Directors of Create TO requested that Recommendation 2 be amended by adding a part "d" to read as follows:

d. Explore the opportunity for a renovation budget for the existing building.

To assist the Board and City Council with its consideration of recommendations in the CreateTO report, the following is an analysis of *the opportunity for a renovation budget* for the existing building, in comparison to the redevelopment option which reimagines and grows the St. Lawrence Centre as a cultural community hub in the St. Lawrence Market neighbourhood.

- **Building Condition Assessment**

The St. Lawrence Centre underwent a comprehensive building Condition Assessment in 2016 (see Attachment 1). The assessment, along with the AODA requirements that are legislated to be completed by 2025, constitute a required update to the building. Thus, TO Live developed a State of Good Repair (SOGR) budget and has been approved to allocate \$48 million to maintain the facility as it is, while bringing it into compliance with AODA requirements. Following Council's direction in January 2020 to examine the option of transforming the building into a state-of-the-art cultural and civic hub, an additional \$9 million was allocated to continue the studies and planning for the STLC Redevelopment. Note: these numbers do not include a provision to meet the objectives of Transform TO, the City of Toronto's climate strategy.

- **Public Consultation**

On January 29, 2020, Council directed TO Live and CreateTO to engage in an open consultation process with key stakeholders. The Public Consultation was led by a third-party involving participation from diverse representation from the neighbourhood and community, Arts and Culture sector, St. Lawrence Neighbourhood Association, St. Lawrence Market Neighbourhood BIA, and a formal Stakeholder Working Group that involved many existing tenants. Detailed information can be found in TO Live's staff report of April 5, 2022

<http://www.toronto.ca/legdocs/mmis/2022/rl/bgrd/backgroundfile-223464.pdf>

Conclusion

It was unanimously concluded that the outdated facility no longer serves the functional needs of the cultural and creative sector as evidenced by its severe underuse and is not an accessible and adaptable facility for public use particularly during non-performance hours. A renovation would only deal with building envelope repairs and cosmetics, and provide legislated accessibility within the building.

Renovation of Existing Building	Reimagined St. Lawrence Centre
Repair existing deficiencies as per Audit	Create long term investment in civic asset
Renovate existing deficiencies to adhere to AODA legislation	Create public spaces inside and outside that are totally accessible to any body
	Create an extended green space from Berczy Park to Scott Street
	Create resilience and <i>ADD</i> 21st century state-of-the-art technology throughout the entire building
	Create <i>NEW</i> innovative studios and rehearsal halls for artists and community use 24/7
	Create a sustainable building to adhere to Transform TO's 2040 objectives for a zero net carbon building
	Create a profound narrative for TO Live to launch a capital campaign for "transformational" building and public realm, livable neighborhood and revitalized downtown core

CONTACT

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SIGNATURE

Clyde Wagner
President & CEO

ATTACHMENTS

Attachment 1 - Condition Assessment