

City Council

Notice of Motion

MM42.22	ACTION			Ward: 10
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Transfer of Funds for the City of Toronto's Commitment to the New YMCA Facility at 505 Richmond Street West - by Councillor Joe Cressy, seconded by Councillor Mike Layton

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

Recommendations

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

1. City Council amend the 2022-2031 Council Approved Capital Budget and Plan for Parks, Forestry and Recreation to create a new capital sub-project known as 505 Richmond YMCA Funding in the Community Centre project, with a project cost of \$21,147,179 and future cash flow commitments of \$21,147,179 in 2023, fully funded by Section 37 (Planning Act Reserve Fund) community benefits collected from the following developments, to transfer funds to the YMCA of Greater Toronto ("YMCA") for the purpose of repaying a portion of the construction loan once the General Manager, Parks, Forestry and Recreation is satisfied that the Project has been substantially performed and no liens are registered on title, on terms and conditions satisfactory to the Chief Financial Officer and Treasurer, the General Manager, Parks, Forestry and Recreation, and in a form satisfactory to the City Solicitor:

- a. 602 - 622 King Street West, 499, 503 and 505 Adelaide Street West and 1 and 11 Adelaide Place, secured for community services and facilities in the Ward, in the amount of \$269,880.47 (Source Account XR3026-3700804);
- b. 604-618 Richmond Street West, secured for the construction of a community centre or community facility in the King-Spadina Area, in the amount of \$369,070.93 (Source Account XR3026-3700788);
- c. 15 – 35 Mercer Street, secured toward the construction of the YMCA facility to be constructed at 505 Richmond Street West, in the amount of \$3,020,720.90 (Source Account XR3026-3700918);
- d. 23 Spadina Avenue, secured toward the construction of the YMCA facility to be constructed at 505 Richmond Street, in the amount of \$2,586,438.70 (Source Account XR3026-3701098);
- e. 410, 440, 444, 450 and 462 Front Street West, secured toward the construction of the YMCA facility to be constructed at 505 Richmond Street, in the amount of \$1,054,704.41

(Source Account XR3026-3700899);

f. 543-553 Richmond Street West, secured toward the construction of the YMCA facility to be constructed at 505 Richmond Street, in the amount of \$446,429.01 (Source Account XR3026-3701090);

g. 19 Duncan Street and 219-223 Adelaide Street West, secured for community services and facilities in the King-Spadina Area, in the amount of \$2,198,148.11 (Source Account XR3026-3700985);

h. 100, 104 Adelaide Street West and 22 Sheppard Street, secured for community improvements, in the amount of \$1,068,596.50 (Source Account XR3028- 4500143);

i. 103-111 Bathurst Street, secured for capital improvements to arts, culture, community amenities in the Ward), in the amount of \$548,376.77 (Source Account XR3026-3700613);

j. 328 to 340 Adelaide Street West, secured for the provision of community services and facilities in the Ward, in the amount of \$248,212.46 (Source Account XR3026-3700727);

k. 40-58 Widmer Street, secured for the provision of community services and facilities in the Ward, in the amount of \$1,401,521 (Source Account XR3026-3701104);

l. 56 Blue Jays Way, secured for capital improvements to non-profit arts, community and cultural facilities, in the amount of \$1,265,427 (Source Account XR3026-3700330);

m. 30 Widmer Street and 309-315 Adelaide Street West, secured community services and facilities including the YMCA facility at 505 Richmond Street West, in the amount of \$2,099,324.07 (Source Account XR3026-3701074);

n. 81 and 87 Peter Street, secured for community services and facilities in the King Spadina area, in the amount of \$1,389,175.45 (Source Account XR3026-3700598);

o. 102 -118 Peter Street and 350-354 Adelaide Street West, secured towards the YMCA at 505 Richmond Street West, in the amount of \$1,280,881.05 (Source Account XR3026-3701119);

p. 283 Adelaide Street West, for community services, facilities and/or parkland and park improvements in Ward 20 (now Ward 10), in the amount of \$1,349,083.17 (Source Account XR3026-3700926);

q. 426-444 Adelaide Street West, for improvements to parks, public realm, or community facilities in Ward 20 (now Ward 10), in the amount of \$245,479.85 (Source Account EX3028- 4500140); and

r. 452-458 Richmond Street West, secured toward specific capital facilities for community services and facilities in the vicinity of the lot, in the amount of \$305,710.02 (source Account EX3026-3701126).

2. City Council authorize the General Manager, Parks, Forestry and Recreation to negotiate and sign a funding agreement between the City and the YMCA of Greater Toronto, to allow for the transfer of up to \$21,147,179 from the City to the YMCA, to be used for the purpose of repaying a portion of the construction loan once the General Manager, Parks, Forestry and Recreation is satisfied that the Project has been substantially performed and no liens are registered on title, on terms and conditions satisfactory to the Chief Financial Officer and

Treasurer, the General Manager, Parks, Forestry and Recreation, and in a form satisfactory to the City Solicitor.

Summary

In the rapidly-growing areas of our City, one of the most important tasks in front of us is to build the community services and facilities that new and existing residents rely on, like recreation centres and public parkland, and to ensure that our neighbourhoods are liveable, attractive, inclusive, and sustainable.

That's exactly what we are doing at the historic Waterworks Building near King and Spadina, where City of Toronto land has been unlocked to create new affordable housing, a youth shelter, heritage conservation, parkland expansion and renewal, and market housing and commercial uses. Most exciting of all, this project includes a 54,000 square foot YMCA built in partnership with the City, including a Community Use Agreement, to serve a growing vertical neighbourhood that has been shown in City studies to lack access to community recreation facilities.

In July 2016, City Council approved (EX16.14) arrangements with the YMCA of Greater Toronto and Infrastructure Ontario to fund and finance the new facility. The City's share of capital funding in the agreement is to be drawn entirely from local Section 37, which I have been securing through local development approvals over the past six years.

The new YMCA facility is expected to achieve substantial completion in late 2022, after the final City Council meeting of this term, which is the point where the City's contribution is due per agreements with Infrastructure Ontario. Transferring full funding to the project budget at this point will help to ensure a smooth and expedient completion and opening, and avoid any potential challenges during the City Council hiatus later this year.

Background Information (City Council)

Member Motion MM42.22