

**City Council**

<b>MM8.23</b>	<b>ACTION</b>			Ward: 10
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**Interim Relocation of YMCA to St. Patrick's Market by Councillor Ausma Malik, seconded by Alejandra Bravo**

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

**Recommendations**

Councillor Ausma Malik seconded by Councillor Alejandra Bravo, recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management to increase the value of the construction agreement with YMCA of Greater Toronto for capital repair work at St. Patrick's Market at 238 Queen Street West, as previously authorized in 2021 Item MM38.49, by an additional \$977,000 for a total cost not to exceed \$2,210,000 (net of Harmonized Sales Tax).
2. City Council request the Executive Director, Corporate Real Estate Management and request the Board of Directors of CreateTO to direct the Chief Executive Officer, CreateTO, in collaboration with the Downtown West Interdivisional Working Group, recognizing the historic intent that the property host a public food market, and engaging local stakeholders for St. Patrick's Market and St. Patrick's Square and the local Ward Councillor, to consider the long-term opportunity of the YMCA at St. Patrick's Market as part of the report back of the results of the Phase Two of the Grange Precinct Plan.

**Summary**

As part of the redevelopment of 260 Adelaide Street West, the City of Toronto will be required to relocate the current Adelaide Fire Hall from 260 Adelaide Street West to Metro Hall at 55 John Street. This move necessitates the reconfiguration of the existing uses on the ground floor of Metro Hall, including the space currently being occupied by the YMCA of Greater Toronto (the "YMCA").

Given the long-standing partnership between the City of Toronto and the YMCA in running many social programs including the Hospitality Training Program currently being operated at Metro Hall, staff have identified the building located at 238 Queen Street West (also known as St. Patrick's Market) as the most suitable location given its size and proximity to the Metro Hall location.

In December 2021, Council authorized the Executive Director, Corporate Real Estate Management, to enter into a five year lease agreement (the "Lease") for approximately 5,246 square feet of the main floor of the building at 238 Queen Street West (the "Leased Premises") and a separate agreement to carry out capital repair work on the building (the "Construction Agreement") with the YMCA. Council authorized Corporate Real Estate Management to

allocate a total of \$1,233,000 (net of Harmonized Sales Tax) to fund the necessary state of good repair works to bring the building into a state of compliance prior to the YMCA taking possession of the Leased Premises and starting leasehold improvement work.

Following extensive consultations between City Staff and the YMCA, it has been determined an updated budget to address the repair works exceeds the previously authorized limit. The new budgetary requirements identified have taken into consideration the current market conditions, increases in costs of construction materials and services, scope validation and new prioritized works.

The total estimated cost of work required is \$2,210,000 (net of Harmonized Sales Tax).

Additional funds of \$977,000 net of Harmonized Sales Tax is available in the approved 2023-2032 capital budget and plan for Corporate Real Estate Management under State of Good Repair project CCA252. These funds will contribute to the successful execution of the Construction Agreement with the YMCA and to facilitate the relocation project timelines of Fire Hall Station 332 to Metro Hall.

### **Background Information (City Council)**

Member Motion MM8.23