

City Clerk's Office

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**In reply please quote:
Ref.: 23-EX6.13**

(Sent by Email)

August 16, 2023

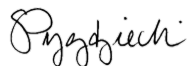
Mr. Ron Carinci
Chair, Board of Directors
CreateTO
Union Station East Wing
61 Front Street West, 3rd Floor
Toronto, Ontario M5J 1E5
roncarinci@jaardevelopments.com
trab@toronto.ca

Dear Mr. Carinci:

**Subject: Executive Committee Item 6.13
St. Lawrence Centre for the Arts Redevelopment (Ward 13)**

City Council on July 19 and 20, 2023, considered [Item EX6.13](#), and a copy is attached for your information or appropriate action.

Yours truly,

A handwritten signature in cursive script, appearing to read "Przedziecki".

for City Clerk

S. Przedziecki/ab

Attachment

Sent to: Board of Directors, CreateTO
Chief Executive Officer, CreateTO
Board of Directors, TO Live
President and Chief Executive Officer, TO Live

c. City Manager

Executive Committee

EX6.13		Amended		Ward: 13
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St. Lawrence Centre for the Arts Redevelopment

City Council Decision

City Council on July 19 and 20, 2023, adopted the following:

1. City Council adopt the St. Lawrence Centre Design Competition jury's selection of Hariri Pontarini Architects, LMN Architects, Tawaw Architecture Collective, Smoke Architecture and SLA as the winning submission for the St. Lawrence Centre for the Arts Design Competition.
2. City Council request the Board of Directors of CreateTO to direct the Chief Executive Officer, CreateTO, to transition the next stages of this building program, including design and construction of the St. Lawrence Centre, within existing approved, and other available funds, to the Executive Director, Corporate Real Estate Management.
3. City Council request the Board of Directors of TO Live to direct the President and Chief Executive Officer, TO Live, in consultation with the Executive Director, Corporate Real Estate Management and the Executive Director, Financial Planning, to establish a stage gate process once the 2024 budget is approved and proceed with the required contracts to complete design with the appropriate Class Estimates that are aligned to a fundraising strategy, as outlined in Confidential Attachment 1 to the report (June 14, 2023) from the President and Chief Executive Officer, TO Live, between the TO Live Foundation and the City, which will inform future budget submissions.
4. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the President and Chief Executive Officer, TO Live, to enter into an agreement with Hariri Pontarini Architects, LMN Architects, Tawaw Architecture Collective, Smoke Architecture and SLA to complete the design schematic phase for the St. Lawrence Centre for the Arts, and to take the necessary steps to procure and enter into contracts for the ancillary goods and services required for the schematic design phase work, all on terms and conditions satisfactory to the Executive Director, Corporate Real Estate Management and in a form satisfactory to the City Solicitor, at a total cost not to exceed the existing approved capital budget for St. Lawrence Centre for the Arts - Studies and Redevelopment Planning of \$8.560 million (exclusive of Harmonized Sales Tax).
5. City Council request the President and Chief Executive Officer, TO Live, in consultation with the Executive Director, Financial Planning, the General Manager, Economic Development and Culture and the Executive Director, Corporate Real Estate Management, to seek consideration to reallocate the remaining \$50 million in approved St. Lawrence Centre State of Good Repair funding towards the next phases of St. Lawrence Centre Redevelopment for the Mayor to consider in preparing the 2024 budget, incorporating information provided in the Business Case attached as Attachment 5 to the report (June 14, 2023) from the President and Chief Executive Officer, TO Live as part of consideration.

6. City Council direct that Confidential Attachment 1 to the report (June 14, 2023) from the President and Chief Executive Officer, TO Live remain confidential in its entirety as it contains financial information supplied in confidence to the Board of Directors of TO Live which, if disclosed, could reasonably be expected to significantly prejudice the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

Confidential Attachment 1 to the report (June 14, 2023) from the President and Chief Executive Officer, TO Live remains confidential in its entirety in accordance with the provisions of the City of Toronto Act, 2006, as it contains financial information supplied in confidence to the Board of Directors of TO Live which, if disclosed, could reasonably be expected to significantly prejudice the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

Confidential Attachment - Financial information supplied in confidence to the Board of Directors of TO Live, which, if disclosed, could reasonably be expected to significantly prejudice the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization

Committee Recommendations

The Executive Committee recommends that:

1. City Council adopt the St. Lawrence Centre Design Competition jury's selection of Hariri Pontarini Architects, LMN Architects, Tawaw Architecture Collective, Smoke Architecture and SLA as the winning submission for the St. Lawrence Centre for the Arts Design Competition.
2. City Council request the Board of Directors of CreateTO to direct the Chief Executive Officer, CreateTO, to transition the next stages of this building program, including design and construction of the St. Lawrence Centre, within existing approved, and other available funds, to the Executive Director, Corporate Real Estate Management.
3. City Council request the Board of Directors of TO Live to direct the President and Chief Executive Officer, TO Live, in consultation with the Executive Director, Corporate Real Estate Management and the Executive Director, Financial Planning, to establish a stage gate process and proceed with Contract Documents and Class A Budget Estimates aligned to a fundraising strategy, as set out in Confidential Attachment 1 to the report (June 14, 2023) from the President and Chief Executive Officer, TO Live, between the TO Live Foundation and the City, which will inform future budget submissions.
4. City Council direct that Confidential Attachment 1 to the report (June 14, 2023) from the President and Chief Executive Officer, TO Live remains confidential in its entirety as it contains financial information supplied in confidence to the Board of Directors of TO Live which, if disclosed, could reasonably be expected to significantly prejudice the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

Origin

(June 20, 2023) Letter from the Board of Directors of CreateTO

Summary

At its meeting on June 20, 2023, the Board of Directors of CreateTO considered item RA5.4 and made recommendations to City Council.

Summary from the report (June 6, 2023) from the Chief Financial Officer, CreateTO:

At its meeting of May 11, 2022, City Council adopted EX32.10 which endorsed the building program for a new reimagined St. Lawrence Centre for the Arts ("STLC") developed through a consultation process with the performing arts and creative communities. Council also directed CreateTO in consultation with TO Live to:

- Explore options for and complete the schematic design process to reimagine the STLC, informed by current capital funding (i.e., SOGR), the heritage approach and the building program developed through a consultation process;
- Complete an updated Class D cost estimate;
- Explore the opportunity for a renovation budget for the existing building; and
- Provide an update to the project budget and funding strategy (funding strategy to be addressed by TO Live in their report back to their board).

The STLC is managed by TO Live and located at 27 Front Street East, in the heart of the St. Lawrence Neighbourhood. The purpose of the report is to provide the Board of Directors of CreateTO (the "Board") with the results of the design competition to develop a winning schematic design, report on a renovation option, and seek approval to transition the project to Corporate Real Estate Management, Project Management Office to manage the design and construction of the new STLC pursuant to the Major Capital Project Approval Process. TO Live, as part of their reporting, will present an update on the funding strategy to support the new STLC outlined in this report to the TO Live Board on June 28, 2023.

Executive Committee and Council will consider recommendations from the CreateTO and TO Live Boards on this matter at its meeting on July 11 and July 19-21, 2023, respectively.

The STLC has played a key role in the evolution of the City's cultural fabric. Constructed by the City of Toronto as a Canadian centennial project, the STLC opened its doors in February 1970. For 52 years the building, alongside its counterpart, Meridian Hall, has served performers and hosted performances that have entertained citizens and visitors. Today, following the impacts of the pandemic, a new cultural landscape is emerging that calls for a reimagining of the STLC that builds upon the renewed values and themes heard through the consultation process, and which aligns with the TO Live five-year Strategic Plan - programing priorities; flexible spaces; equity, access and affordability; creative process; and delivery systems that will support the next generation of artists, performers, creatives and the local community.

The proposed rebuild of the STLC will create a cultural ecosystem where renewed cultural spaces, innovative spaces and gathering spaces will anchor the STLC as a cultural and civic hub along the important Front Street cultural corridor. A new STLC will support the following key objectives:

- Build cultural capacity in the City, which will secure longevity of space for the creative community;
- Create new spaces that will serve the functional needs of the cultural and creative sector and the local community based on the following key principles which emerged from consultation process;

- dynamic and highly flexible spaces;
 - a building constructed for extreme usability;
 - a bold and open building that fits the neighbourhood; and
 - a future facing building for a decarbonized world.
- Enable the versatility of spaces to serve performance and presentation, creation and incubation and the local artistic community as well as enable TO Live to showcase the world's most innovative artistic programs through presentation;
 - Create a new state-of-the-art cultural hub and community asset for the City that will be equipped with cutting-edge broadcast technology and livestreaming equipment, virtual and augmented reality technology and high-speed connectivity to support the next generation of creatives and generate economic activity in Toronto;
 - Support the cultural and retail importance of Front Street East as a "Cultural Corridor and Retail Priority Street" in the City's Downtown Plan;
 - Contribute to the enhancement of the public realm with improved connections to Berczy Park, Scott Street and Meridian Hall and a new outdoor plaza on Scott Street; and
 - Comply with Version 4 of the Toronto Green Standards, for City Agency, Corporation and Division Owned Facilities to meet the City's TransformTO objectives.

CreateTO, in collaboration with TO Live and Corporate Real Estate Management, pursuant to the City's Major Capital Project Approval Process, and as directed by Council through Item2020.EX12.6 and Item2022.EX32.10, have completed the following tasks as part the Phase One - Concept Design:

- Development of a building program through community consultation (refer to Attachment 2);
- Development of a design concept as established by the STLC Design Competition with the selection of the winning submission by Hariri Pontarini Architects, LMN Architects, Tawaw Architecture Collective, Smoke Architecture and SLA (collectively the "PH Design Team") (refer to Attachment 1); and
- A Class D Cost Estimate

Upon Council's adoption of the recommendation contained in this report and the funding strategy proposed by TO Live, the design and construction of the project will be transitioned to the City's CREM's Project Management Office.

Background Information (Committee)

(June 20, 2023) Decision letter from the Board of Directors, CreateTO on St. Lawrence Centre for the Arts Redevelopment

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-237958.pdf>)

(June 6, 2023) Report and Attachments 1 to 3 from the Chief Executive Officer, CreateTO on St. Lawrence Centre for the Arts Redevelopment

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-237959.pdf>)

13a St. Lawrence Centre for the Arts Redevelopment Project

Confidential Attachment - Financial information supplied in confidence to the Board of Directors of TO Live, which, if disclosed, could reasonably be expected to significantly prejudice the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization

Origin

(June 28, 2023) Letter from the Board of Directors of TO Live

Summary

At its meeting on June 28th, 2023, the Board of Directors of TO Live considered Item [CT5.5](#) and made recommendations to the Executive Committee.

Summary from the report (June 14, 2023) from the President and Chief Executive Officer, TO Live

The purpose of the report is to seek the Board approval and recommendation to City Council that TO Live develop a schematic design from the results of the winning design competition, report on a renovation option, as well as seek City Council's approval to transition the project from CreateTO to the City's Corporate Real Estate Management office to manage the design and construction of the new St. Lawrence Centre for the Arts ("STLC").

Background Information (Committee)

(June 28, 2023) Letter from the Board of Directors of TO Live on St. Lawrence Centre for the Arts Redevelopment Project

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238012.pdf>)

(June 14, 2023) Report from the the President and Chief Executive Officer, TO Live on St. Lawrence Centre for the Arts Redevelopment Project

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238102.pdf>)

Attachment 1 - KerrSmith Consultation Report

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238103.pdf>)

Attachment 2 - HPA Design Team Submission Visuals

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238104.pdf>)

Attachment 3 - Building Program Comparison: New Build vs Renovation

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238105.pdf>)

Attachment 4 - Test Fit Comparison: New Build vs Renovation

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238106.pdf>)

Attachment 5 - Case for Support

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238107.pdf>)

Attachment 6 - Operational Business Plan

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238108.pdf>)

Attachment 7 - SLMN BIA Endorsement Letter

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238109.pdf>)

Attachment 8 - St. Lawrence Centre Next International Design Competition - Media Coverage

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238110.pdf>)

Confidential Attachment 1 - St. Lawrence Centre Construction/Revenue Cash Flow