

City Clerk's Office

Secretariat
Sylvia Przedziecki
Council Secretariat Support
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-392-7032
Fax: 416-392-2980
e-mail: Sylvia.Przedziecki@toronto.ca
web: www.toronto.ca

**In reply please quote:
Ref.: 23-MM8.23**

(Sent by Email)

August 16, 2023

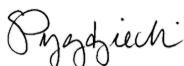
Mr. Ron Carinci
Chair, Board of Directors
CreateTO
Union Station East Wing
61 Front Street West, 3rd Floor
Toronto, Ontario M5J 1E5
roncarinci@jaardevelopments.com
trab@toronto.ca

Dear Mr. Carinci:

**Subject: Member Motion Item 8.23
Interim Relocation of YMCA to St. Patrick's Market (Ward 10)**

City Council on July 19 and 20, 2023, considered [Item MM8.23](#), 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/wg

Attachment

Sent to: Chair, Board of Directors, CreateTO
Chief Executive Officer, CreateTO

c. City Manager

City Council

Member Motions - Meeting 8

MM8.23	ACTION	Adopted		Ward: 10
--------	--------	---------	--	----------

Interim Relocation of YMCA to St. Patrick's Market by Councillor Ausma Malik, seconded by Alejandra Bravo

City Council Decision

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

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

(<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-238364.pdf>)

Fiscal Impact Statement from the Chief Financial Officer and Treasurer

(<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-238499.pdf>)