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City Clerk

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**In reply please quote:
Ref.: 24-EX19.20**

(Sent by Email)

January 17, 2025

Ms. Lori DeGraw
Chair
TO Live Board
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Dear Ms. DeGraw:

**Subject: Executive Committee Item 19.20
St. Lawrence Centre for the Arts - Enhanced State of Good Repair Strategy
(Ward 13)**

City Council on December 17 and 18, 2024, adopted [Item EX19.20](#) as amended, and a copy is attached for your information or appropriate action.

Yours sincerely,

for City Clerk

S. Przedziecki/mm

Attachment

c. City Manager

City Council

Executive Committee - Meeting 19

EX19.20	ACTION	Amended		Ward: 13
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St. Lawrence Centre for the Arts - Enhanced State of Good Repair Strategy

City Council Decision

City Council on December 17 and 18, 2024, adopted the following:

1. City Council rescind the delegation to the Board of Directors of TO Live of the capital budget planning, approval and implementation for TO Live, advise the Board of Directors of TO Live of this decision, amend City of Toronto Municipal Code, Chapter 23, Civic Theatres accordingly, and direct the Executive Director, Corporate Real Estate Management to oversee the implementation of the 2024-2033 Capital Budget and Plan as well as future capital plans in alignment with the Capital Prioritization Framework on behalf of TO Live, which includes the planning, design, procurement, and execution of state of good repair projects, capital improvements, net zero, accessibility and other facility-related projects for the St. Lawrence Centre for the Arts, Meridian Hall, and Meridian Arts Centre, in consultation with the President and Chief Executive Officer, TO Live, the General Manager, Economic Development and Culture, and the Chief Financial Officer and Treasurer.
2. City Council request the Board of Directors of TO Live to update the Executive Director, Corporate Real Estate Management, on formal commitments for additional non-city funding no later than June 30, 2025.
3. Should the Board of Directors of TO Live secure a commitment for additional external funding, City Council direct the Executive Director, Corporate Real Estate Management, in consultation with the President and Chief Executive Officer, TO Live, to adjust and align the scope of state of good repair projects and future capital plans, as appropriate, wherein the additional funds shall be directed towards fulfilling outcomes identified in the community consultations outlined in the report (September 6, 2024) from the President and Chief Executive Officer, TO Live on St. Lawrence Centre for the Arts Redevelopment Project.

Summary

This report responds to City Council's request (Item EX[17.17](#)) for the Deputy City Manager, Corporate Services, to report back to the Executive Committee on the enhanced State of Good Repair (SOGR) plan for the St. Lawrence Centre for the Arts (STLC). Corporate Real Estate Management (CREM) and Financial Planning Division (FPD) provided advice to TO Live on its 10-year enhanced SOGR plan for the STLC, to ensure the plan followed industry standard construction and SOGR planning and program management including a reasonable projected spend over the 10-year planning horizon based on ability to execute the required SOGR projects.

The enhanced SOGR plan outlined in this report and provided to TO Live uses the 2024 STLC building condition assessment (BCA) as a baseline to ensure the facility meets health and safety, legislative requirements, the City's accessibility standards and aligns with the Transform TO strategy to achieve net-zero emissions by 2040. The enhanced SOGR plan will not fund any non-critical enhancements to the building.

CREM will continue to partner with TO Live and the Executive Director, FPD to ensure the STLC SOGR program is planned and delivered in alignment with industry standards and the BCA. This includes the proper phasing of the SOGR program to allow adequate planning and design phases in a complex real estate asset such as the STLC. Projected spend through subsequent years should also reflect realistic and executable construction plans that minimizes disruption and enables TO Live to remain operational during construction where possible.

Background Information (Committee)

(November 26, 2024) Report and Attachment 1 from the Deputy City Manager, Corporate Services on St. Lawrence Centre for the Arts - Enhanced State of Good Repair Strategy (<https://www.toronto.ca/legdocs/mmis/2024/ex/bgrd/backgroundfile-251345.pdf>)