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**In reply please quote:
Ref.: 25-EX20.3**

(Sent by Email)

February 28, 2025

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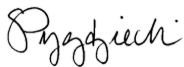
board@createto.ca

**Subject: Executive Committee Item 20.3
Old City Hall - Future Uses Analysis (Ward 13)**

City Council on February 5, 2025, adopted [Item EX20.3](#) as amended and, in so doing, has requested the Board of Directors, CreateTO to direct the Chief Executive Officer, CreateTO to:

1. re-examine short and medium potential future uses for Old City Hall, substantially in accordance with the Revitalization and Management Principles outlined in Attachment 1 to the report (January 14, 2025) from the Executive Director, Corporate Real Estate Management, and other considerations outlined in the report (January 14, 2025) from the Executive Director, Corporate Real Estate Management, and report back to City Council by no later than the second quarter of 2026; and
2. provide a feasibility study for establishing a City of Toronto Museum, Toronto Public Library branch and other complementary uses at Old City Hall that includes estimated capital and operating costs, potential for a City-run operating model, creating a foundation to receive philanthropic donations, and an examination of architectural, design and layout challenges/opportunities.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Przedziecki".

for City Clerk

S. Przedziecki/mp

Attachment

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

c. City Manager

City Council

Executive Committee - Meeting 20

EX20.3	ACTION	Amended		Ward: 13
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Old City Hall - Future Uses Analysis

City Council Decision

City Council on February 5, 2025, adopted the following:

1. City Council direct the Executive Director, Corporate Real Estate Management and request the Board of Directors, CreateTO to direct the Chief Executive Officer, CreateTO to:
 - a. re-examine short and medium potential future uses for Old City Hall, substantially in accordance with the Revitalization and Management Principles outlined in Attachment 1 to the report (January 14, 2025) from the Executive Director, Corporate Real Estate Management, and other considerations outlined in the report (January 14, 2025) from the Executive Director, Corporate Real Estate Management, and report back to City Council by no later than the second quarter of 2026; and
 - b. provide a feasibility study for establishing a City of Toronto Museum, Toronto Public Library branch and other complementary uses at Old City Hall that includes estimated capital and operating costs, potential for a City-run operating model, creating a foundation to receive philanthropic donations, and an examination of architectural, design and layout challenges/opportunities.
2. City Council direct the Deputy City Manager, Corporate Services and the Chief Financial Officer and Treasurer to explore the feasibility of partnering with the Canada Infrastructure Bank to invest in key City of Toronto civic assets, including Old City Hall, Nathan Phillips Square, Mel Lastman Square, and Albert Campbell Square, such that they may be brought to a state of good repair that better supports public access, civic engagement and community programming.

Summary

The purpose of this report is to provide an update on the efforts made by staff to date to occupy and program Old City Hall (OCH) and recommend next steps.

Built between 1889 and 1899, OCH is an example of civic architecture, a widely recognized city landmark at the junction of Bay and Queen Streets and a National Historic Site. Since 1972, the primary tenant of OCH had been the Ontario Infrastructure and Lands Corporation, more commonly known as Infrastructure Ontario (IO), acting on behalf of the Government of Ontario (the "Tenant"). The space was leased for use by the Provincial Courts. OCH has also

been home to the Provincial Offenses Courts, managed by the City of Toronto's Court Services Division.

The Provincial Courts have relocated to the new Toronto courthouse adjacent to Toronto City Hall at 10 Armoury Street, and the Provincial Offenses Courts will re-locate to St. Lawrence Market North by the end of April 2025, leaving OCH vacant with no further active uses currently planned.

As directed by City Council in 2018, staff have utilized a variety of strategies to program OCH in anticipation of this vacancy, including seeking a head lessee to implement a long-term mixed-use property management and tenancing model. These efforts were unsuccessful, given a range of factors detailed in this report, including market conditions and the costs associated with bringing the building to a suitable state of good repair for use. For example, in 2019, it was estimated that a full restoration and upgrade of the building would require approximately \$225 million in 2020 dollars. Furthermore, given the historic and complex nature of the building, including an inefficient floor plan and heritage status, any future use will need to consider opportunities to improve the leasable area and the need to conserve and protect the heritage character and attributes of the building.

Staff now recommend renewed actions to facilitate temporary, interim uses, along with undertaking new examinations to determine a longer-term operating model and future uses for OCH. Corporate Real Estate Management (CREM) and CreateTO have assembled a team to identify both short and longer term uses, in consultation with Economic Development and Culture (EDC), Toronto Public Library (TPL) and other relevant City Divisions and Agencies. CreateTO will advise CREM on options for future uses and operating models, while CREM will continue to maintain the property in its role of asset owner.

Previous work to occupy and program OCH will inform staff's next steps for a renewed approach to this historical asset. In addition, the following Revitalization and Management Principles will guide decision-making related to any future long-term uses and programming for OCH:

- Increase Public Access and Interest;
- Conserve the National Historic Site;
- Foster Local Economic Development; and
- Achieve Financial Sustainability.

Staff will report back to City Council by the second quarter of 2026 on the findings of this renewed analysis.

As a responsible asset owner, CREM will continue to undertake work to satisfy any health, safety, and legislative requirements to ensure OCH is safe and preserved in its soon-to-be vacant state, pending a broader restoration and upgrade of the building once a long-term use has been identified.