

November 17, 2005

Issue: **Culture Capital Budget —EDPC November 9th Requests**

Background:

The 2006 to 2010 Capital Budget for the Culture Program was presented at the November 9, 2005 meeting of the Economic Development and Parks Committee. There was little discussion about the base submission; Culture has kept its request within the revised debt targets. Deputations were heard from the community about Fort York, Adding New Buildings, (staff report at the same meeting) and about the St. Lawrence Centre for the Arts “refreshment”. In addition Councilor Hall requested funding for the Franklin Carmichael Arts Centre Expansion.

Cultural Affairs is responsible for managing the Culture capital program. While staff continue to review the inventory with F&RE to establish “landlord” responsibilities, the list includes about 60 culture properties with over 100 buildings. In addition, Culture is responsible for the capital maintenance of the City’s outdoor public art and monument collection of over 150 pieces. The majority of the buildings on the inventory are heritage structures which are used for public programs. This demands a specialized approach to asset management with archaeology, conservation and heritage restoration as key activities.

The Culture capital program does not fully fund all state of good repair projects that have been identified. With current debt targets, a state of good repair backlog will continue to increase over the 5 year plan. One of the strategies employed by Culture to mitigate this problem has been to find partners willing to invest in the state of good repair of some of the larger, underused properties such as the Don Valley Brick Works and the Guild Inn where the opportunity for a long term agreement to lease and operate is attractive. This is not an approach that can be taken for City-operated properties like Todmorden Mills and Casa Loma. The City of Toronto must restore and maintain these buildings or risk losing them altogether. The 2006 – 2010 Culture capital program budget recognizes these state of good repair priorities. New projects cannot be accommodated within Culture’s debt target and would require additional debt. In the case of the St. Lawrence Centre and Fort York, there has been a commitment to match the City’s investment.

The Economic Development and Parks Committee considered three proposed changes to the 2006 Culture Capital Program and referred them to staff for a report to Budget Advisory Committee on November 17, 2005.

- 1) the 2006 Capital Budget for the Franklin Carmichael Art Centre Expansion be amended to include \$75,000.00 to produce working drawings for the project;
- 2) staff be requested to report on the phasing of the Fort York Adding New Buildings proposal;
- 3) staff be requested to report on the additional \$1.5M to the Culture Capital Budget for St. Lawrence Centre for the Arts renewal project.

Franklin Carmichael Art Centre Expansion

- The first step toward the Franklin Carmichael Art Centre Expansion project was taken in 2004 with the completion of a concept design and presentation package for FCAC board members to begin to raise interest and funds for the ultimate construction of the facility.
- The FCAC Board was unsuccessful in its efforts in 2005 to obtain the Trillium funding that would enable them to hire business planning and fund raising consultants. The board intends to re-apply to the Trillium Foundation.
- The delay in community fund raising and the strict debt target for the Culture capital budget resulted in the project being pushed forward to 2011.
- Adding \$75,000 to the Culture budget debt would permit the City to tender the production of working drawings for the Franklin Carmichael Art Centre while the Board continues its efforts to initiate a fund raising campaign.

Fort York: Adding New Buildings

- Economic Development and Parks Committee adopted the staff report on Fort York: Adding New Buildings at its meeting on November 9, 2005. The study sets out a multi-year capital development project for restoration and reconstruction at Fort York, respecting its status as a National Historic Site and preparing for international bicentennial celebrations in 2012-13 of the War of 1812.
- The Fort York Adding New Buildings project is separate from ongoing state of good repair work at Fort York.
- Adding New Buildings addresses a complex matrix of visitor needs and expanded program delivery as part of the capital program. The final program calls for reconstruction of a splinter proof barracks and guardhouse, as well as a purpose-built visitor centre. Included in the plan is the requisite archaeology, design and final commissioning.
- The project does not currently form part of Culture's five year plan but the Friends of Fort York have requested that the project proceed in time for the 200th anniversary of the War of 1812.
- To meet this timeline, the estimated schedule of "Adding New Buildings" budget requirements would be:

2006	\$50G/\$50N
2007	\$300G/\$200N
2008	\$1,200G/\$775N
2009	\$1,500G/\$975N
2010	\$3,500N/\$1,750N
2011	\$3,500G/\$1,250N
2012	\$1,000G/\$550N
Total	\$11,500G/\$5,550N

- The Friends of Fort York has committed to raise \$4 million in the community and anticipates a minimum of \$1.5 million from other levels of government.
- EDPC requested that staff and community work with Provincial and Federal levels of government to secure funding and other investment for Fort York.

St Lawrence Centre for the Arts

- The St Lawrence Centre for the Arts is a City-owned building managed by a City Board of Management. The Board has an agreement with its resident companies to collect a ticket surcharge, the proceeds from which go into a capital fund for improvements to the building. A new Board has recently been appointed and has undertaken a design study for the first phase of a facility renewal project.
- The Board chair presented the plan to the Economic Development and Parks Committee at its meeting on November 9, 2005. The study proposes: cleaning the exterior street façade; new signs and entrance canopy; new paving and vestibule; renewed foyer and box office; minor structural changes and new finishes to upper and lower theatre lobbies; and new seats, finishes and lighting in the theatres. The proposal has been reviewed by professional quantity surveyors and the total project cost is estimated to be \$3 million.
- St Lawrence Centre for the Arts board proposes \$1.5 million from the capital improvement fund (\$800K existing + \$700K new initiative) and requests a Culture capital budget contribution of \$1.5 million.
- The StLC submitted an ambitious preliminary project schedule showing construction from May through December 2006, however staff have discussed an alternative that would phase construction over two years. The two year schedule recognizes purchasing practices at the City of Toronto and minimizes operational impacts at the Centre. The St Lawrence Centre for the Arts will coordinate the construction schedule with its resident companies, and strive to avoid a theatre shut-down beyond normal “dark” periods.
- The projected cash flow as presented to EDPC on November 9, 2005 requested \$750K from Culture in 2006 and \$750K in 2007. In subsequent discussion with City staff, StLC suggests that a two or possibly three year cash flow could be managed by the Board with the support of their resident companies. The Culture capital budget could be adjusted to add either \$500K in 2006, 2007 and 2008 or \$750K in 2007 and \$750K in 2008.

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