

Councillor Paul Ainslie

Scarborough East – Ward 43



Guild Inn Background

The Guild Inn site is owned by the Toronto and Region Conservation Authority (TRCA) and leased to the City of Toronto under a long-term lease with an expiry date of August 31, 2083.

In 2003, Council declared the property surplus and authorized staff to set out key terms for a long-term sub-lease of the site through a Request For Proposals (RFP) process. Three separate RFPs were issued that solicited a response from only one proponent, Windmill Development Group Ltd.

In June 2005, Council gave authority to enter into a Letter of Intent (LOI) with Windmill to commence negotiation of a tri-party sublease for the redevelopment and revitalization of the Guild Inn hotel site.

To date, the developer, Windmill, has undertaken preliminary market analyses of the property's potential for success as a 167-room hotel; has prepared a preliminary business plan; completed an environmental management plan; conducted sub-lease and related project document negotiations with the City and the TRCA; and has been actively engaged in discussions with a multitude of hotel operators. An appropriate hotel operator needs to be confirmed as a member of the development team in order for the negotiations to be complete.

Windmill has unfortunately been unable to build a partnership group to invest in the project. The developer has advised City staff any potential hotel operators they have tried to bring in to the consortium have questioned the economic and financial viability of a hotel on the site.

- o Councillor Ainslie and the City of Toronto are committed to the redevelopment of the Guild Inn site as a significant component of the Scarborough community's and Toronto's broader cultural history.
- o Our current impasse in not finding a hotel operator is a temporary setback that invites us to give the redevelopment project a sober second thought and re-think our desired outcomes for this important site.
- o The Guild Inn site and its collection of artifacts are incredible resources that deserve our best thinking with respect to their future redevelopment and / or reuse. It would be irresponsible to act in haste and without full agreement on a sound go-forward plan for the site's redevelopment.
- o The City of Toronto actively seeks out the opinions of all community members, and will work in partnership with them to create a sustainable future for the Guild Inn site.

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