

**POLICY AND FINANCE COMMITTEE  
AGENDA  
MEETING 6**

<b>Date of Meeting:</b>	<b>Thursday, July 8, 2004</b>	<b>Enquiry:</b>	<b>Patsy Morris</b>
<b>Time:</b>	<b>9:30 a.m.</b>		<b>Administrator</b>
<b>Location:</b>	<b>Committee Room 1</b>		<b>(416) 392-9151</b>
	<b>City Hall</b>		<b>pmorris@toronto.ca</b>
	<b>100 Queen Street West</b>		
	<b>Toronto</b>		

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**Under the *Municipal Act, 2001*, the Policy and Finance Committee must adopt a motion to meet In-camera (privately) and the reason must be given.**

**Declarations of Interest under the *Municipal Conflict of Interest Act*.**

**Confirmation of Minutes – June 14, 2004**

**Deputations/Presentations - A complete list will be distributed at the meeting.**

**1. Water Meter Replacement and Meter Reading Technology Project**

Report (June 24, 2004) from the Chief Financial Officer and Treasurer and the Commissioner of Works and Emergency Services providing information on the Water Meter Replacement and Meter Reading Technology Project as requested by the Policy and Finance Committee at its meeting held on May 6, 2004, including the financial implications associated with the recommendations made by Works Committee at its meeting held on April 28 and May 3, 2004.

**Recommendations:**

It is recommended that:

- (1) Council adopt the following recommendations embodied in the report (April 14, 2004) from the Commissioner of Works and Emergency Services and the Chief Financial Officer and Treasurer:

- (a) staff be authorized to proceed with the Water Meter Replacement and Meter Reading Technology project to replace/retrofit the City's meters and implement a Fixed Area Network (FAN) meter reading system over an eight year period, as previously approved by Council in October 2002;
- (b) the Commissioner of Works and Emergency Services and the Chief Financial Officer and Treasurer report to Works Committee each year on the progress of the project implementation, including the equipment performance, the costs incurred, the additional revenues realized and operating efficiencies achieved; and
- (c) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto; and

(2) a copy of this report be forwarded to Works Committee for its information.

**1(a).** Communication (May 3, 2004) from the Works Committee advising that the Committee on April 28, 2004, amongst other things, recommended to the Policy and Finance Committee, and Council, that:

- (1) staff be authorized to proceed with a Water Meter Replacement and Meter Reading Technology project to replace/retrofit flat rate customers and high volume commercial users only, with high volume users with meters 15 years old or older being given priority;
- (2) all flat rate customers be placed on meters;
- (3) City Council consider the installation of a standard meter for high volume commercial users, and the installation for flat rate customers of a meter in the basement linked by wire to an outside touchpad for reading; and
- (4) City Council adopt a policy of mandatory replacement of 15 year old and older water meters and reading devices placed outside homes.

## **2. Authority to Borrow Funds from the Ontario Strategic Infrastructure Financing Authority**

Report (June 29, 2004) from the Chief Financial Officer and Treasurer requesting Council's authority to enable the Mayor and the Chief Financial Officer and Treasurer to negotiate and enter into loan agreements with the Ontario Strategic Infrastructure Financing Authority (OSIFA) as a possible alternative to other capital financing methods, as permitted by provincial legislation.

### Recommendations:

It is recommended that:

- (1) if the decision to access funds from OSIFA is made, based upon capital market conditions, authority be granted for the Mayor and the Chief Financial Officer and Treasurer to enter into an agreement or agreements with OSIFA to provide long-term borrowing in 2004 not to exceed \$150 million;
- (2) authority be granted for the introduction of the necessary Bills in Council to give effect to the foregoing; and
- (3) the appropriate City of Toronto officials be authorized to take the necessary actions to give effect thereto.

## **3. Ethno-Cultural Centres Provided Tax Exemptions via Provincial Legislation**

Report (June 24, 2004) from the Chief Financial Officer and Treasurer responding to a request for information regarding which ethno-cultural centres in the City of Toronto are exempt from paying property tax by way of provincial legislation; identifying those 17 recipient organizations and their 23 respective properties (re: Table 1 of this report); and providing information respecting the corollary issue of ethno-cultural centres receiving rebates as per By-law No. 829-1999, as amended.

### Recommendation:

It is recommended that this report be received for information.

## **4. Woodbine Racetrack Slots Revenue Ward 2 – Etobicoke North**

Report (June 24, 2004) from the Chief Financial Officer and Treasurer responding to a request by the Policy and Finance Committee at its meeting on April 13, 2004, during the 2004 Operating Budget deliberation process, relating to the Woodbine Racetrack Slot

facility, specifically relating to information on other types of casinos in the Province and details on the building permit approvals required to expand the number of slot machines.

Recommendation:

It is recommended that this report be received for information.

**5. Tax Exemption for Woodview Park Branch Library  
(Ward 7 – York West)**

Report (June 23, 2004) from the Chief Financial Officer and Treasurer and the Commissioner of Community and Neighbourhood Services seeking Council's authority for the adoption of the necessary by-laws to designate the Woodview Park Neighbourhood Branch Library as a municipal capital facility and provide a property tax exemption for municipal and education purposes for the space occupied by the library at Woodview Park Plaza, located at 2-20 Bradstock Road.

Recommendation:

It is recommended that:

- (1) Council pass a by-law pursuant to section 110 of the *Municipal Act, 2001*, providing authority to enter a municipal capital facilities agreement with the owners (S. Strashin & Sons Ltd.) of the property located at 2-20 Bradstock Road, in respect of the lands leased by the Toronto Public Library Board for its Woodview Park Neighbourhood Branch Library;
- (2) the City Solicitor be directed to negotiate the municipal capital facilities agreement pursuant to Recommendation (1);
- (3) the by-law referred to in Recommendation (1) also make exempt from taxation for municipal and school purposes the lands occupied by the Woodview Park Neighbourhood Branch Library after a municipal capital facilities agreement with the property owner is signed, which tax exemption is to be effective from the latest of the following dates:
  - (a) the commencement date of the lease between the Toronto Public Library Board and the property owner of 2-20 Bradstock Road;
  - (b) the date the municipal capital facilities agreement is signed; or
  - (c) the date the tax exemption by-law is enacted; and

- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

## **6. Committee of Adjustment Remuneration**

Report (June 28, 2004) from the Chief Administrative Officer recommending remuneration for the members of the Committee of Adjustment; and advising a further report on the remuneration for the City's other Agencies, Boards and Commissions will be forthcoming to the Policy and Finance Committee when outstanding issues are resolved.

### Recommendations:

It is recommended that:

- (1) remuneration for Committee of Adjustment members be established at \$350 per hearing;
- (2) remuneration for Committee of Adjustment Panel Chairs be established at \$1,000 annually plus \$350 per hearing;
- (3) the recommended remuneration for the Committee of Adjustment be implemented commencing with the members appointed for the remaining 2004 to 2006 term of Council; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

## **7. Toronto Community Housing Corporation Board Appointment Results of Tenant Elections**

Report (June 22, 2004) from the Chief Administrative Officer reporting on the outcome of the Toronto Community Housing Corporation (TCHC) tenant elections held on May 25, 2004, and recommending that Council appoint the elected tenants to the TCHC board.

### Recommendations:

It is recommended that:

- (1) the correspondence dated May 26, 2004 from the Chief Executive Officer of Toronto Community Housing Corporation, included as Attachment 1 to this report be received;

- (2) the two tenants with the highest and second highest number of votes, Cliff Martin and Mariam Adam, elected by Toronto Community Housing Corporation tenants on May 25, 2004 be appointed by Council as board members of the Toronto Community Housing Corporation Board of Directors, effective upon Council approval of the other citizen board members appointments and for a term of three years;
- (3) the two tenants with the next highest number of votes, Gail Strachan and Gloria Ball, elected by Toronto Community Housing Corporation tenants on May 25, 2004 be appointed by Council as alternate board members of the Toronto Community Housing Corporation Board of Directors, their appointment as a board member to come into effect first for Gail Strachan should a tenant vacancy on the Board occur in the upcoming three year term of the Board and then for Gloria Ball should a subsequent vacancy on the Board occur in the upcoming three year term of the Board; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**8. Toronto Community Housing Corporation – 2003 Annual Report to Shareholder, Audited Consolidated Financial Statements, By-Law Amendments and Annual General Meeting**

Report (June 25, 2004) from the Chief Administrative Officer reporting on the receipt of the Toronto Community Housing Corporation 2003 Annual Report and 2003 Audited Consolidated Financial Statement; and recommending actions for the Shareholder to take in accordance with the Ontario Business Corporations Act and the Shareholder Direction.

Recommendations:

It is recommended that:

- (1) Council:
  - (a) receive the Toronto Community Housing Corporation 2003 Annual Report comprising the letter from the Board Chair dated April 28, 2004 and report from the Corporation's Chief Executive Officer, dated April 18, 2004 included as Attachments 1 and 2 to this report and the TCHC publication "Investment in Communities", copies filed with the Clerk and distributed under separate cover to Council Members;
  - (b) receive the 2003 Audited Consolidated Financial Statement, included as Attachment 3 to this report;

- (c) appoint the City Chief Administrative Officer or designate as the proxy representative of the City of Toronto Shareholder of Toronto Community Housing Corporation and authorize the proxy representative to take actions in accordance with the recommendations of this report at the Annual General Meeting of the Toronto Community Housing Corporation, including:
  - (i) reappoint the firm Ernst & Young as the Toronto Community Housing Corporation auditor for 2004;
  - (ii) approve the amendments to By-law No. 2 of the Toronto Community Housing Corporation, included as Attachment 3 to this report, retroactively to October 29, 2003; and
  - (iii) address other matters that may arise at the meeting;
- (2) the Chief Administrative Officer request the Toronto Community Housing Corporation to send Shareholder notice of the Annual General Meeting of the Toronto Community Housing Corporation to the Chief Administrative Officer;
- (3) the Mayor extend Council's appreciation to the citizen members of the Toronto Community Housing Corporation Board of Directors for their accomplishments in Toronto Community Housing Corporation's second year of operation and for their contribution to the City as board members; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

## **9. Enwave District Energy Limited, Special Shareholders' Meeting**

Report (June 25, 2004) from the Chief Administrative Officer recommending that the City vote its shares in Enwave District Energy Limited in favour of changing the name of that corporation to Enwave Energy Corporation, and that the City appoint the City Chief Administrative Officer or her designate as the City's proxyholder in this matter.

### Recommendations:

It is recommended that the City:

- (1) support the proposal of the Board of Directors of Enwave District Energy Limited to change the name of the corporation to Enwave Energy Corporation;
- (2)(a) appoint the City Chief Administrative Officer or her designate as the City's proxyholder to attend the Special Meeting of the Shareholders of Enwave to be held at 11:00am on July 26, 2004, or such other time, date and place as may be

determined by the Board of Directors of Enwave to consider the proposed change in the name of that corporation to Enwave Energy Corporation, and

- (2)(b) direct the City Chief Administrative Officer or her designate to vote the City's shares in favour of changing the name of the corporation to Enwave Energy Corporation, and in favour of waiving notice of the Special Shareholders' Meeting;
- (3) authorize and direct the City Chief Financial Officer and Treasurer and the City Clerk or their designates to execute on behalf of the City a proxy substantially in the form of Attachment 3 to this report; and
- (4) authorize and direct the City Chief Administrative Officer, the City Chief Financial Officer and Treasurer and the City Clerk or their designates to take or cause to be taken all necessary action to give full effect to the foregoing.

#### **10. Status Report – Organizational placement of the Human Rights Office as recommended by the Auditor General**

Report (June 23, 2004) from the Chief Administrative Officer advising Council on the status of report on the recommendation made by the Auditor General regarding the organizational placement of the Human Rights Office; further advising that consideration of the organizational placement of the Human Rights Office as part of the administrative review of the City ensures that the issues raised by the Auditor General can be addressed at the same time as proposed changes to the organizational structure.

##### Recommendation:

It is recommended that this report be received for information.

#### **11. Corporate Grants Policy Update**

Report (June 23, 2004) from the Commissioner of Community and Neighbourhood Services providing an update on the implementation of the City's Grants Accountability and Risk Management Framework, the Corporate Grants Information System, and other grants-related issues for the 2005 Budget process.

##### Recommendations:

It is recommended that:

- (1) the Consolidated Grants Program be renamed "Community Partnership and Investment Program", to better reflect the character of City spending and its relationship to City goals and objectives; and



- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

## **12. Simplified Procedures for Advisory Bodies**

Report (June 22, 2004) from the City Clerk responding to Council's direction to report on simplified procedures for roundtables and advisory bodies in which citizens form the majority membership.

### Recommendations:

It is recommended that Council:

- (1) adopt the rules of procedure contained in Appendix 1 for advisory bodies established by Council where the membership is made up of 50 percent or more of community members; and
- (2) request the City Clerk, in consultation with the Chief Administrative Officer, Chairs and members of advisory bodies, to review the effectiveness of these rules of procedure and report back to City Council, through the Policy and Finance Committee in one year.

## **13. 'Transit First' Investments in Toronto's Waterfront**

Communication (June 28, 2004) from the Planning and Transportation Committee advising that the Committee on June 28, 2004, recommended to the Policy and Finance Committee that City Council adopt the recommendations in the Recommendations Section of the communication (June 17, 2004) from the General Secretary, Toronto Transit Commission respecting Transit First Investments in Toronto's Waterfront, such communication containing the following recommendations:

“It is recommended that the Commission:

- (1) request Toronto City Council to:
  - (i) confirm its “transit first” approach to new development within the Central Waterfront;
  - (ii) require that development or zoning by-laws to implement the East Bayfront and West Don Lands precinct plans, be conditional on the provision of a financial plan and implementation schedule to construct the streetcar rights-of-way and facilities required for the “transit first”

approach, to the satisfaction of the TTC and the Commissioner of Urban Development Services;

- (iii) include funding in the City's 2005-2009 Capital Budget for the City's portion of the Toronto Waterfront Revitalization Corporation's (TWRC) cost to design and construct transit facilities for the East Bayfront and West Don Lands, (based on the understanding that the costs will be confirmed through further transit studies); and
- (iv) request the TWRC to initiate immediately, in co-operation with the TTC and the City of Toronto, Environmental Assessment studies for the transit projects required to serve East Bayfront and West Don Lands, notably:
  - (a) expanded streetcar facilities and passenger platform at Union Station;
  - (b) the Queens Quay East streetcar line from Union Station to Parliament/Cherry through the East Bayfront precinct, and
  - (c) extension of the 504 KING streetcar line through the West Don precinct; and
- (2) request the TWRC to:
  - (i) commit to implementing the "transit first" policies in the Central Waterfront Secondary Plan, in consultation with the City of Toronto and the TTC;
  - (ii) complete the transit-related planning studies required to support the precinct planning for the East Bayfront and West Don Lands; and
  - (iii) include in its business plans the cost of design and construction of the streetcar rights-of-way and facilities required to serve the East Bayfront and West Don Lands precincts, on a "transit first" basis, over the next five-to-ten years, and to obtain the necessary funding commitments to implement these plans from the government partners"; and

the foregoing is forwarded to City of Toronto Council through the Planning and Transportation Committee and Policy and Finance Committee for consideration of the Commission's request noted in Recommendation (1) above.

**14. Development of Transitional Housing and Housing with Supports - Request for Proposal No. 9155-04-7016 (Wards 12, 20, 27, and 31)**

Communication (June 29, 2004) from the Community Services Committee advising that the Committee on June 29, 2004, amongst other things:

- (a) recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (June 15, 2004) from the Commissioner of Community and Neighbourhood Services and the Chief Financial Officer and Treasurer respecting Development of Transitional Housing and Housing with Supports - Request for Proposal No. 9155-04-7016, (Wards 12, 20, 27 and 31), with the exception of the Regeneration House Supportive Housing Project at 2600 Eglinton Avenue West; and
- (b) directed that the Regeneration House Supportive Housing Project at 2600 Eglinton Avenue West be submitted to the Policy and Finance Committee, and City Council, without recommendation;

such report containing the following recommendations:

Recommendations:

It is recommended that:

- (1) Council approve up to \$10,656,900.00 in SCPI funding to be allocated to six organizations for six transitional housing projects as outlined in Appendices 1 and 2 of this report;
- (2) Council approve up to \$1,184,100.00 in Mayor's Homeless Initiative Reserve Fund monies to be allocated to six organizations for six transitional housing projects as outlined in Appendices 1 and 2 of this report.
- (3) Council approve a Contingency Fund of 15 percent of the total amount funded in Recommendations 1 and 2, or \$1,776,150.00 to be drawn 90 percent from SCPI 2003-2006 funds (\$1,598,545.00) and 10 percent from the Mayor's Homeless Initiative Reserve Fund (\$177,615.00);
- (4) the Commissioner of Community and Neighbourhood Services be delegated authority to approve the use of the Contingency Fund under the criteria set out in Appendix 4 and if the use of the Contingency Fund is approved, the SCPI Funding Agreement for the project receiving funds shall be amended to reflect the increase in funding;

- (5) authority be granted to the Commissioner of Community and Neighbourhood Services to negotiate SCPI Funding Agreements, that also give effect to the Mayor's Homeless Initiative Reserve Fund monies in the project, together with any other agreements deemed appropriate to the Commissioner, on terms and conditions satisfactory to the Commissioner and in a form acceptable to the City Solicitor, with the organizations recommended for SCPI funding;
- (6) the agreements for projects at 2 Murray Street proposed by Toronto Community Housing Corporation, 138 Pears Avenue proposed by St. Clare's Multifaith Housing Society and 2802 Danforth Avenue proposed by Neighbourhood Link Homes, detailed in Appendix 2, designate these projects as social housing projects pursuant to the City of Toronto Act, 1988 (No. 2) thereby qualifying these projects as alternative housing for the purposes of the City of Toronto Zoning By-law No. 438-86 and allowing these projects relief from normal parking standards;
- (7) for the purpose of securing 13 units of affordable rental housing at 138 Pears Avenue, the site of the transitional housing project proposed by St. Clare's Multifaith Housing Society, authority be granted to the Commissioner of Community and Neighbourhood Services to negotiate and provide a loan of up to \$500,000.00 from the Capital Revolving Fund for Affordable Housing, on terms and conditions satisfactory to the Commissioner and in a form acceptable to the City Solicitor;
- (8) for the purpose of securing 43 units of affordable rental housing at 2 Murray Street, the site of the transitional housing project proposed by the Toronto Community Housing Corporation, authority be granted to the Commissioner of Community and Neighbourhood Services to negotiate and provide a loan of up to \$1,248,000.00 from the Capital Revolving Fund for Affordable Housing, on terms and conditions satisfactory to the Commissioner and in a form acceptable to the City Solicitor;
- (9) authority be granted to the Commissioner of Community and Neighbourhood Services to negotiate such Pre-development Agreements, Affordable Housing Loan Agreements and any other agreements, mortgages/charges and related security documents deemed appropriate to the Commissioner to give effect to Recommendations (7) and (8), on terms and conditions satisfactory to the Commissioner and in a form acceptable to the City Solicitor;
- (10) the SCPI Funding Agreements for the six transitional housing projects in Recommendation 1 and the Affordable Housing Loan Agreements for the two affordable rental housing projects in Recommendations (7) and (8) be consistent with the designation of each of the projects as a municipal housing project facility pursuant to Section 110 of the Municipal Act which allows for full or partial exemption from development charges and that the City Solicitor, in consultation with the Commissioner of Community and Neighbourhood Services, prepare a site specific Municipal Housing Project Facilities by-law for each project

exempting the project from taxation for municipal and school purposes for the term of the City's agreement and commencing on the date of occupation of the project and extending until the termination of the City's agreement and that the by-laws be presented to Council at the time the agreements are submitted for approval;

- (11) this report be forwarded to the Policy and Finance Committee for consideration: and
- (12) the appropriate City officials be authorized and directed to take the necessary actions to give effect to all of these recommendations and that authority be granted for the introduction of the necessary bill(s) in Council to give effect to the exemption from taxation for municipal and school purposes referred to in Recommendation (10);

**15. By-laws and Agreements for Eight Affordable Rental Housing Projects under Let's Build and the Community Rental Housing Program, Pilot Project Component (Wards 6, 10, 11, 12, 19, 20 and 33)**

Communication (June 29, 2004) from the Community Services Committee advising that the Committee on June 29, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2004) from the Commissioner of Community and Neighbourhood Services respecting By-laws and Agreements for Eight Affordable Rental Housing Projects under Let's Build and the Community Rental Housing Program, Pilot Project Component (Wards 6, 10, 11, 12, 19, 20 and 33), with the exception of Recommendation (1)(c) respecting 1555 Jane Street Limited, wherein it is recommended that:

- (1) authority be granted for a property tax exemption and for a Municipal Housing Project Facility Agreement, on terms and conditions more particularly described in the body of this report with:
  - (a) 333 Sidney Belsey Crescent Inc., a corporation associated or controlled by B. G. Schickedanz Central Incorporated, in whose name the proposal was formally submitted, for an affordable housing project at 333 Sidney Belsey Crescent, Toronto (Ward 11);
  - (b) Bellwoods Centres for Community Living Incorporated, or an entity associated or controlled by it, for an affordable housing project at 1082 Dundas Street West (Ward 19);
  - (c) 1555 Jane Street Limited, a corporation associated or controlled by Medallion Properties Inc., in whose name the proposal was formally submitted, for an affordable housing project at 1555 Jane Street, Toronto (Ward12);

- (d) St. Clare's Multifaith Housing Society or an entity associated or controlled by it, for an affordable housing project at 25 Leonard Street, Toronto (Ward 20);
  - (e) Daniel Simunac, the sole shareholder of Urban Habitat Development Corporation, in whose name the proposal was formally submitted, for an affordable housing project at 25 Carnation Avenue, Toronto (Ward 6);
  - (f) 617421 Ontario Limited, a corporation associated or controlled by Aykler & Company Realty Ltd., in whose name the proposal was formally submitted, for an affordable housing project at 805-807 College Street, Toronto (Ward 19);
  - (g) 121 Parkway Forest Drive Inc., a corporation associated or controlled by Verdirock Development Corporation, in whose name the proposal was formally submitted, for an affordable housing project at 121 Parkway Forest Drive, Toronto (Ward 33); and
  - (h) Viva Bathurst Developments Inc., a corporation associated or controlled by The Remington Group, in whose name the proposal was formally submitted, for an affordable housing project at 3810 Bathurst Street, Toronto (Ward 10);
- (2) all agreements be on terms and conditions satisfactory to the Commissioner of Community and Neighbourhood Services and in a form satisfactory to the City Solicitor;
  - (3) the Province of Ontario be urged to provide at least 198 rent supplements under this pilot initiative;
  - (4) this report be forwarded to the Policy and Finance Committee for consideration; and
  - (5) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in Council of any Bills necessary to give effect thereto.

**16. Approval of Purchase Order Amendment for  
Yonge Hearts Child Care Centre, 5176 Yonge Street  
(Ward 23)**

Communication (June 29, 2004) from the Community Services Committee advising that the Committee on June 29, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (June 9, 2004) from the Commissioner of Community and Neighbourhood

Services respecting the approval of a Purchase Order Amendment for Yonge Hearts Child Care Centre, 5176 Yonge Street (Ward 23), wherein it is recommended that:

- (1) the Children's Services Capital Budget be adjusted to reflect an increase of \$97,205.00 bringing the total project cost for Yonge Hearts Child Care Centre to \$2,960,177.00, to be funded from a withdrawal from the Child Care Capital Reserve Fund; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**17. Housing Supports for the Next Steps Rent Supplement Demonstration Project and Emergency Homelessness Pilot Project**

Communication (June 29, 2004) from the Community Services Committee advising that the Committee on June 29, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (June 15, 2004) from the Commissioner of Community and Neighbourhood Services respecting the Housing Supports for the Next Steps Rent Supplement Demonstration Project and Emergency Homelessness Pilot Project wherein it is recommended that:

- (1) the 2004 Redirection of Emergency Hostel Funding budget of the Shelter, Housing and Support Division be increased by \$407,500.00 (gross and revenue) and \$0 net;
- (2) the Commissioner of Community and Neighbourhood Services be authorized to enter into a service agreement with Woodgreen Community Centre from July 1 to December 31, 2004, to continue the provision of housing supports to participants in the Emergency Homelessness Pilot Project up to a maximum of \$95,000.00 gross and \$0 net from the 2004 Redirection of Emergency Hostel Funding budget;
- (3) the Commissioner of Community and Neighbourhood Services be delegated authority to select qualified agencies that meet the criteria substantially as outlined in Appendix A, to enter into agreements with these agencies to provide housing supports in the Next Steps Project, and to provide funding for the initial period of July 1 to December 31, 2004, up to a maximum of \$312,500.00 gross and \$0 net from the 2004 Redirection of Emergency Hostel Funding Initiative;
- (4) this report be referred to the Policy and Finance Committee for its consideration; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**18. Ashbridges Bay Treatment Plant Pelletizer Fire – Claims Settlement  
(Ward 32)  
(In-camera)**

Confidential report (June 25, 2004) from the Commissioner of Works and Emergency Services respecting Ashbridges Bay Treatment Plant Pelletizer Fire – Claims Settlement such report to be considered in-camera as the subject matter relates to litigation or potential litigation matters.





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**POLICY AND FINANCE COMMITTEE  
SUPPLEMENTARY AGENDA  
MEETING 6**

**Date of Meeting:** Thursday, July 8, 2004  
**Time:** 9:30 a.m.  
**Location:** Committee Room 1  
City Hall  
100 Queen Street West  
Toronto

**Enquiry:** Patsy Morris  
Administrator  
(416) 392-9151  
pmorris@toronto.ca

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**Additional Reports/Communications.**

**13(a). ‘Transit First’ Investments in Toronto’s Waterfront**

Communication (July 4, 2004) from Ms. Helen Riley forwarding comments respecting the ‘Transit-First’ policy for the waterfront.

**19. Revitalization of the Hummingbird Centre for the Performing Arts**

**(Presentation Item)**

Report (July 5, 2004) from the Chief Administrative Officer recommending a course of action in response to the Consolidated Business Plan for revitalization of the Hummingbird Centre submitted by its Board of Directors on April 30, 2004; and advising that this report also reports on the results of the Request for Expressions of Interest process undertaken by Hummingbird.

Recommendations:

It is recommended that:

- (1) Council authorize the City and Hummingbird to work with The Castlepoint Group to continue to refine the details of the development plan for the further consideration of City Council, subject to with the following conditions and objectives:

- (a) all discussions regarding the development plan be conducted without prejudice or legal obligation on either party until and unless approved by Council;
  - (b) the plan include details of what portion of the Hummingbird property should be declared surplus to municipal requirements;
  - (c) a capital financing strategy be developed that adheres to the principle approved by City Council in July 2003 which uses land value in lieu of cash as the City's capital contribution and that there will be no need for any further contribution from the City in order to successfully complete the project as proposed;
  - (d) the Hummingbird Centre provide an updated business plan to reflect the refined development plan and financing strategies; and
  - (e) a further report be submitted to Council with the results of this work by December 2004, if possible, or at the earliest appropriate date;
- (2) the Chief Administrative Officer appoint an inter-departmental team to act on the City's behalf in discussions with The Castlepoint Group;
  - (3) the Chief Administrative Officer be authorized to investigate with the Province any financing mechanisms that could be made available to the City to fund the CityCentre development and report by October 2004 on the details and feasibility of such strategies;
  - (4) that funds from the Hummingbird Centre Capital Improvement Reserve Fund, Cost Centre XR 3003, be used to retain consultants, including development consultants and outside legal counsel to support discussions with The Castlepoint Group in accordance with Chapter 227 of the Municipal Code, such consultants and legal counsel to be acceptable to the Chief Administrative Officer, the Chief Financial Officer and the City Solicitor, as appropriate;
  - (5) the agreement to amend the September 25, 1968 operating agreement between the City and the Hummingbird Centre concerning the establishment and operation of a donations reserve fund, as directed by City Council in its decision of July 2003, include a provision that, in the event the Hummingbird revitalization does not proceed, any donations held for that purpose be transferred to Hummingbird's Capital Improvement and Rehabilitation Reserve Fund, Cost Centre XR 3003;
  - (6) the Community Improvement Plan for the St. Lawrence Neighbourhood now being prepared pursuant to By-law 643-2000 include consideration of appropriate financial incentives which may facilitate the revitalization of the Hummingbird Centre;

- (7) the Hummingbird Centre and the City hold a joint public consultation meeting to seek public comments on the CityCentre concept and to receive comments from residents and businesses in the vicinity regarding the proposed Castlepoint development and the impact of the development on the community; and
- (8) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**20. The Provincial Requirement to Report 2003 Results Under the Municipal Performance Measurement Program (MPMP)**

Report (June 28, 2004) from the Chief Administrative Officer and the Chief Financial Officer and Treasurer providing information on the City of Toronto's 2003 results of the provincially-mandated Municipal Performance Measurement Program (MPMP).

Recommendations:

It is recommended that:

- (1) the MPMP (Municipal Performance Measurement Program) results and supporting narratives in Appendix A, be submitted to the Ministry of Municipal Affairs and Housing;
- (2) the Internet be used as the method to meet the provincial requirement of reporting the City's 2003 MPMP results to the public by September 30, 2004; and
- (3) the Chief Administrative Officer and the Chief Financial Officer and Treasurer report back in January 2005 on a detailed analysis of Toronto's 2003 MPMP results and influencing factors relative to trends in other Ontario municipalities.

**21. 2005 Budget Process Timetable and Schedule of Meetings**

Report (July 2, 2004) from the City Clerk and the Chief Financial Officer and Treasurer proposing additional meeting dates in December, 2004, as well meeting dates for the 2005 Schedule of Meetings for Council, its Committees and Community Councils that accommodate the 2005 Budget Process.

Recommendations:

It is recommended that:

- (1) the additional meeting dates in December 2004 and the Schedule of Meetings for the year 2005, attached as Schedule 1 to this report, be adopted on the

understanding that City Council may need to make subsequent revisions to the Schedule; and

- (2) the Schedule of Meetings, as approved by City Council, be circulated to the City's Agencies, Boards, Commissions and special committees established by City Council, with a request that they:
  - (a) avoid scheduling meetings, wherever possible, that conflict with City Council meetings and the Standing Committees to which they report; and
  - (b) refrain from scheduling any public meetings, forums, public consultations and large-scale meetings on those culturally significant days shown in the attached Schedule; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

## **22. Appointments of Community Members for the Roundtable on the Environment**

Report (July 5, 2004) from Mayor David Miller advising that in March 2004, City Council established the Roundtable on the Environment, composed of up to 15 members, including the Mayor and two members of Council; that Council subsequently appointed Deputy Mayor Pantalone (chair) and Councillor Fletcher as the Council representatives; that as requested by Council, he is recommending the community members to round out the membership of this body.

### Recommendations:

It is recommended that the following persons be appointed to the Roundtable on the Environment for a term expiring on November 30, 2006, subject to re-opening and amendment of the roundtable's terms of reference:

- (i) Ms Susan Antler, Composting Council of Canada;
- (ii) Mr. Bob Blazeovski, Minto Development Inc.;
- (iii) Mr. John Cartwright, Toronto and District Labour Council;
- (iv) Dr. Roger Keil, York University;
- (v) Mr. Robert Kerr, International Council on Local Environmental Initiatives;
- (vi) Mr. Mark Mitchell, Green Building Council, Toronto Chapter;
- (vii) Mr. Paul Muldoon, Canadian Environmental Law Association;

- (viii) Dr. Lambert Otten, University of Guelph;
- (ix) Mr. Gord Perks, Toronto Environmental Alliance;
- (x) Mr. Steven Peck, Green Roofs for Healthy Cities;
- (xi) Mr. Paul Scrivener, Toronto Industry Network;
- (xii) Ms Judy Simon;
- (xiii) Ms Karen Sun, student;
- (xiv) Mr. Peter Victor; and
- (xv) a person to be named by the Toronto Board of Trade.

### **23. Recommended Members for the Roundtable on Children, Youth and Education**

Report (July 5, 2004) from Mayor David Miller advising that members from the community and other orders of government have been invited to join the Roundtable on Children, Youth and Education; that the Council members appointed to the Roundtable by Council on March 1, 2004, are Councillors Olivia Chow (Chair), Shelley Carroll, Janet Davis and Pam McConnell.; that he will serve ex officio and look forward to working with Councillors, representatives from other governments and community members on measures to improve the well-being of Children and Youth in Toronto.

#### Recommendations:

It is recommended that:

- (1) Part (D) (6) of the original terms of reference for the Roundtable on Children, Youth and Education be amended to read:
  - “All members of the Roundtable will serve a 12-month term and may be reaffirmed year-to-year depending on the activities planned by and for the Roundtable”;
- (2) the following members for the Roundtable on Children, Education and Youth be approved, with a term of office starting September 1, 2004 and ending on September 1, 2005:

Federal Government:

The Hon. John Godfrey, MP, Don Valley West and Parliamentary Assistant to the Prime Minister. Portfolio – Urban Affairs;

Provincial Government:

The Hon. Marie Bountrigianni, Minister, Children and Youth Services, Province of Ontario;

Toronto District School Board:

Sheila Ward, Chair or designate Trustee;

Toronto Catholic District School Board:

Oliver Carroll, Chair or designate Trustee;

Toronto Board of Health:

Fiona Nelson, Member;

Toronto Library Board:

Councillor Janet Davis;

Toronto Youth Cabinet:

1 member awaiting confirmation;

Community Safety Panel:

Kehinde Bah, youth member, Mayor's Panel on Community Safety;

Child Welfare:

Mary McConville, Executive Director, Toronto Catholic Children's Aid Society;

Health and Child Development:

Ontario College of Family Physicians;

Recreation:

Ron Rock, Executive Director, East Scarborough Boys and Girls Club;

Business:

Kim Warburton, Vice-President, Bell Canada;

Children and Youth NGO and Advocacy Organizations:

Children and Youth:

Dr. Charles Pascal, Executive Director, Atkinson Charitable Foundation;

Kenn Richard, Executive Director, Native Child and Family Services;

Annie Kidder, community education expert;

Toronto Parent Network: I member to be confirmed;

Frances Lankin, President and C.E.O., United Way of Greater Toronto; and

Yves Savoie, Executive Director, Family Services Association;

Children:

Jane Mercer, Executive Director, Toronto Coalition for Better Child Care;

Martha Friendly, Executive Director, Child Care Resource and Research Unit, University of Toronto;

Jim Tsatsos, Chair, Child Care Advisory Committee (advisory to Children's Services Division); and

Marcia Lopez, CUPE 2563;

Youth:

George Dei, Professor and Chair, Ontario Institute for Studies in Education of the U of T; and

Faduma Mohammed, Executive Director, Somali Youth Association of Toronto; and

- (3) that the structure, activities and deliverables outlined above be adopted for the 2004-05 term of the Roundtable on Children, Youth and Education.

**24. "If Low Income Women of Colour Counted in Toronto"**

**(Presentation Item)**

Presentation on the Final report of the Action-Research Project "Breaking Isolation, Getting Involved" written and researched by Punam Khosla.

## **25. Workforce Reduction Costs in 2004**

Communication (July 5, 2004) from the Employee and Labour Relations Committee advising that the Committee on July 5, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (June 22, 2004) from the Commissioner of Corporate Services and the Chief Financial Officer and Treasurer respecting Workforce Reduction Costs in 2004, wherein it is recommended that:

- (1) the staff exit costs arising from the implementation of the 2004 operating budget be charged to the Workforce Reduction Reserve Fund and that these costs be funded through a transfer from the Employee/Retiree Benefit Reserve fund to the Workforce Reduction Reserve fund;
- (2) the 2004 Approved Non-Program Expenditure Budget be increased by \$3,243,906 gross offset by an equal contribution from the Workforce Reduction Reserve fund for a \$0 net impact on the 2004 Operating Budget; and
- (3) the Chief Financial Officer and Treasurer and Commissioner of Corporate Services provide an update on actual workforce reduction costs and any appropriate budget adjustments to the Employee and Labour Relations Committee at the beginning of 2005, once the actual workforce reduction costs in 2004 have been finalized.

## **26. Retention Bonus and Compressed Work Week Toronto Police Service**

Communication (July 5, 2004) from the Employee and Labour Relations Committee advising that the Committee on July 5, 2004, received the report (June 4, 2004) from the Chair, Toronto Police Services Board, respecting Retention Bonus and Compressed Work Week Toronto Police Service, and forwarded a copy to the Policy and Finance Committee, and Council, for information, such report containing the following recommendation:

### Recommendation:

It is recommended that the Employee and Labour Relations Committee receive this report and then forward to Toronto City Council for information.



**27. Employment Accommodation Policy**

Communication (July 5, 2004) from the Employee and Labour Relations Committee advising that the Committee on July 5, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendation in the Recommendations Section of the report (June 23, 2004) from the Commissioner of Corporate Services respecting Employment Accommodation Policy such report containing the following recommendation:

Recommendation:

It is recommended that the Employment Accommodation Policy be endorsed and forwarded to Council.

**28. Proposed Renewal of the License Agreement between the City of Toronto and the Community Association for Riding for the Disabled Situated in G. Ross Lord Park (Ward 10 York Centre)**

Communication (July 6, 2004) from the Economic Development and Parks Committee advising that the Committee on July 5, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (June 10, 2004) from the Commissioner of Economic Development, Culture and Tourism and the Chief Financial Officer and Treasurer respecting the Proposed Renewal of the License Agreement between the City of Toronto and the Community Association for Riding for the Disabled Situated in G. Ross Lord Park, such report recommending that:

- (1) a License Agreement with the Community Association for Riding for the Disabled (CARD) for the continued use of existing trails and improvements plus a minor trail extension located within G. Ross Lord Park, be approved in accordance with the terms and conditions set out in the body of the report, which includes that CARD will be responsible for the payment of all property taxes on a go forward basis, in a form acceptable to the City Solicitor;
- (2) Council approve a one-time grant in the amount of \$37,350.00 to the Community Association for Riding for the Disabled for the purposes of paying their outstanding property taxes for the taxation years 2001 to 2003 inclusive, to be funded from the City's non-program 2004 Tax Deficiencies Budget; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**29. Construction of Tennis Court and a Basketball Court on Land Adjacent to Bathurst Heights Secondary School (Ward 15 Eglinton-Lawrence)**

Communication (July 6, 2004) from the Economic Development and Parks Committee advising that the Committee on July 5, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (June 28, 2004) from the Commissioner of Economic Development, Culture and Tourism respecting Construction of Tennis Court and a Basketball Court on Land Adjacent to Bathurst Heights Secondary School, such report recommending that:

- (1) the Commissioner of Economic Development, Culture and Tourism be directed to negotiate and execute a nominal sum lease agreement with the Toronto District School Board for the use of land at 640 Lawrence Avenue West for a five-year term with a possible five-year renewal in accordance with the terms and conditions agreed upon and in a form satisfactory to the City Solicitor;
- (2) the 2004 Parks and Recreation Capital budget be amended to add \$50,000.00 of Ontario Works funds and \$20,000.00 of donated funds to the Bathurst Heights Basketball subproject (CPR116-02) to increase the currently approved 2004 cash flow of \$48,000.00 funded from the Park Development - North York Reserve Fund (XR2042) and bring the total cash flow for the subproject to \$118,000.00, with expenditures contingent on the receipt of the donated funds by the City;
- (3) a donation of \$50,000.00 from Nike Canada be accepted by the City and applied to three community projects in 2004, including \$20,000.00 for the Bathurst Heights Basketball and Tennis Courts redevelopment;
- (4) operating costs required for this project be reviewed, and if required, submitted for consideration in the 2005 Parks and Recreation Operating Budget process;
- (5) this report be forwarded to the Policy and Finance Committee for consideration; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**30. Economic Development Sector Initiatives Program (EDSIP) Applicant/Project 2, "CATA Alliance - TechAction Toronto: Translating Strategy into Action"**

Communication (July 6, 2004) from the Economic Development and Parks Committee advising that the Committee on July 5, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (June 30, 2004) from the Commissioner of Economic Development,

Culture and Tourism, subject to deleting Recommendation (2) and replacing it with the following:

“(2) upon Council approval of the Information Communication Technologies (ICT) Advisory Committee, the Chair of Economic Development and Parks Committee recommend to City Council, for its meeting of July 20, 2004, a Committee Member to act as co-chair of the Advisory Committee;”.

**31. Provision of Professional Services for the Implementation of Energy and Water Efficiency Improvements in City of Toronto Fire Stations  
Request for Proposals No. 9119-03-7410**

Communication (June 29, 2004) from the Works Committee advising that the Committee on June 29, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (June 23, 2004) from the Commissioner of Works and Emergency Services and the Chief Financial Officer and Treasurer respecting the provision of professional services for the implementation of energy and water efficiency improvements in City of Toronto fire stations, Request for Proposals No. 9119-03-7410, wherein it is recommended that:

- (1) Council approve the Works and Emergency Services Energy and Water Efficiency Improvement Program for eighty-five (85) City of Toronto Fire Stations as a sub-project of the Council approved \$20 million Energy Retrofit Program (ERP) to be managed as part of the WES Capital Program with a gross project cost of up to \$3,624,000, with a cash flow of \$500,000 in 2004, \$2,500,000 in 2005 and the remaining \$624,000 being required in 2006;
- (2) the project be financed as follows - financing in 2004 will be comprised of \$125,000 of FCM loan and \$375,000 of debt, in 2005 by \$625,000 FCM loan and \$1,875,000 of debt, and in 2006 by \$300,000 in grants and incentives, \$81,000 of FCM loan and \$243,000 of debt;
- (3) the Commissioner of Works and Emergency Services be authorized to finalize the scope of the project and the appropriate gross costs, based on a maximum simple payback period of eight years, up to a maximum of \$3.624 million in gross capital costs inclusive of all taxes and charges;
- (4) the Commissioner of Works and Emergency Services and the Chief Financial Officer and Treasurer in consultation with the Commissioner of Corporate Services and the City Solicitor be authorized to negotiate and enter into an energy and water services agreement with MCW Custom Energy Solutions Ltd., the highest overall scoring proponent meeting requirements based on the scope of the project as developed by the Commissioner of Works and Emergency Services (WES);

- (5) the Commissioner of Works and Emergency Services, in consultation with the City Solicitor, the Chief Financial Officer and Treasurer and the Chief Administrative Officer, be authorized to enter into a loan agreement with the Federation of Canadian Municipalities (FCM) for Green Municipal Investment Fund (GMIF) financing in order to facilitate a disbursement of approximately \$831,000, from the approved low interest \$8.75 million loan, to the fire station energy and water retrofit project subject to finalizing an energy and water services agreement with MCW Custom Energy Solutions Ltd.;
- (6) energy and water cost savings to be realized annually of up to \$438,000 be budgeted separately in the operating budget of WES Fire Services and be used to fund the full debt service costs of the projects according to the policy adopted by Council in the report entitled “A Framework for Establishing an Energy Retrofit Program and Financing Strategy” and that any excess savings as identified in the cash flow forecast be applied to the outstanding debt charges to accelerate repayment, and that the operating budget be reduced by that amount after the project financing has been repaid in full;
- (7) the Commissioner of Works and Emergency Services and the Chief Financial Officer and Treasurer in consultation with the Commissioner of Corporate Services and the City Solicitor be authorized to apply to federal and provincial government and other agencies for available funding as grants or loans;
- (8) this report be forwarded to the Policy and Finance Committee for consideration; and
- (9) the appropriate City officials be authorized and directed to take any necessary action to give effect thereto, including the execution of any financing agreements in a form and substance satisfactory to the Commissioner of Works and Emergency Services, the Commissioner of Corporate Services, the Chief Financial Officer and Treasurer and the City Solicitor.

**32. Contract No. 04FS-49WS, Tender Call No. 74-2004 –  
Replacement of Pumping Unit No. 2 and  
Associated Components at Kennedy Pumping Station  
(Ward 39 – Scarborough-Agincourt)**

Communication (June 29, 2004) from the Works Committee advising that the Committee on June 29, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (June 8, 2004) from the Commissioner of Works and Emergency Services and the Chief Financial Officer and Treasurer respecting Contract No. 04FS-49WS, Tender Call No. 74-2004, for the replacement of Pumping Unit No. 2 and associated components at Kennedy Pumping Station, wherein it is recommended that:

- (1) a project cost of \$596,000.00 be approved for the CPW011-19 Kennedy Pumping Station with no cashflow in 2004 and a future year commitment of \$596,000.00 in 2005;
- (2) subject to approval of Recommendation (1), Contract 04FS-49WS, Tender Call No. 74-2004 for the replacement of Pumping Unit No. 2 and Associated Components at Kennedy Pumping Station be awarded to W.A. Stephenson Mechanical Contractors Limited in the total amount of \$596,000.00 including all taxes and charges, being the lowest Tender received;
- (3) this report be forwarded to Policy and Finance Committee for consideration; and
- (4) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

### **33. Collection Practices and Complaints Review**

Communication (June 29, 2004) from the Works Committee advising that the Committee on June 29, 2004, received the report (June 14, 2004) from the Commissioner of Works and Emergency Services respecting the review of collection practices and complaints, and forwarded the report to the Policy and Finance Committee for information.

### **34. Reimbursement of Legal Expenses for Non-Union Employee (In-camera – Personal matters about an identifiable individual)**

Communication (July 5, 2004) from the Employee and Labour Relations Committee forwarding confidential recommendations from its meeting held on July 5, 2004, respecting Reimbursement of Legal Expenses for a Non-Union Employee, such report to be considered in-camera as it relates to personal matters about an identifiable individual.

### **35. Purchase of 60 Tiffield Road – Yard and Support Facility Water and Wastewater Services (In-camera – Acquisition of Land)**

Communication (June 30, 2004) from the Administration Committee advising that the Committee on June 28, 2004, recommended to the Policy and Finance Committee that City Council adopt the staff recommendations contained in the Recommendations Section of the confidential report (June 23, 2004) from the Commissioner of Corporate Services and the Commissioner of Works and Emergency Services and; and because it relates to the acquisition of land for municipal purposes, under the Municipal Act, 2001, discussions on this report be held in camera.

**36. Verbal Update - Financial Status of Ricoh Coliseum Project  
(In-camera – Security of the Property of the City)**

**(Presentation Item).**

**Note:** (There is no agenda material pertaining to this item.)

**37. Recycling/Litter Bins Program – Options for Acquiring 1,000 Additional Bins**

**(Note:** The recommendations of the Works Committee respecting the  
aforementioned matter will be distributed as soon as it is available.)

**38. Don Valley Parkway York Mills Interchange - Operational Improvements**

**(Note:** A report from the Commissioner of Urban Development Services and  
the Commissioner of Works and Emergency Services respecting the  
aforementioned matter will be distributed as soon as it is available.