

## Economic Development Committee

<b>Meeting No.</b>	6	<b>Contact</b>	Rosalind Dyers, Committee Administrator
<b>Meeting Date</b>	Thursday, July 5, 2007	<b>Phone</b>	416-392-8018
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	rdyers@toronto.ca
<b>Location</b>	Committee Room 1, City Hall		

---

Item		Page
ED6.1	Green Economic Sector Development Strategy (Ward: All)	1
ED6.3	Theatre Passe Muraille – City Acquisition of 16 Ryerson Avenue (Ward: 20)	3
ED6.4	Appointment of Members of Council to the Collections, Conservation and Shared Resources Board and the Fort York Management Board (Ward: All)	7
ED6.6	Intention to Designate the Dundas Ossington Business Improvement Area (BIA) (Ward: 18, 19)	8

## **Economic Development Committee**

<b>Meeting No.</b>	6	<b>Contact</b>	Rosalind Dyers, Committee Administrator
<b>Meeting Date</b>	Thursday, July 5, 2007	<b>Phone</b>	416-392-8018
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	<a href="mailto:rdyers@toronto.ca">rdyers@toronto.ca</a>
<b>Location</b>	Committee Room 1, City Hall		

ED6.1	NO AMENDMENT			Ward: All
-------	--------------	--	--	-----------

### **Green Economic Sector Development Strategy**

#### **City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. Council endorse the vision, objectives, and strategic directions contained in the Green Economic Sector Development Strategy and summarized in this report.
2. Council request the Economic Development, Culture, and Tourism Division work with other City Divisions to ensure that the City's prosperity objectives are incorporated into the development of existing and new environmental policies and programs.
3. Council endorse the implementation of the action items listed in the report.
4. Council request the General Manager of Economic Development, Culture and Tourism, in co-operation with other City Divisions, to report to the Economic Development Committee, in September 2007, on a work plan for implementing the action items and the resources that may be required; and that the work plan include the following:
  - a. the potential for including City-owned Toronto Hydro Energy Services Inc. as a key partner in the development of the action items;
  - b. the potential to work with the Director of Toronto Water to find opportunities for enhancing business efficiency and business development opportunities emerging from the creation of water efficiency plans for bulk water consumers;
  - c. opportunities for attracting new business in the following sectors:

- bicycle parts, assembly and manufacture;
  - compact florescent light-bulb recovery and recycling;
  - green electricity equipment: windmill parts, solar equipment;
  - green landscaping; and
  - reuse and recycling industries flowing from the establishment of reuse centres in the City's 70% diversion plan;
- d. an examination of barriers and opportunities for local food production and marketing;
- e. possible strategies to ensure Toronto has adequate training and workforce development programs for a greatly accelerated home and building energy retrofit program; and
- f. opportunities to support the formation of local energy co-ops to take advantage of the provincial standard offer program.
5. The City establish a Green Manufacturing Action Team comprising leaders in green manufacturing initiatives, environmental experts, key academic researchers and representatives from labour.
6. The Green Manufacturing Action Team be tasked with outlining a path forward to match the emerging boom in demand for green products worldwide with green manufacturing opportunities in Toronto, as well as identifying tools for promoting pollution prevention activities in Toronto's Manufacturing sector.
7. The Green Manufacturing Action Team report to the Economic Development Committee on initial steps and a recommended timeline for implementation by December 2007.

---

(May 16, 2007) Report from the General Manager, Economic Development, Culture and Tourism.

### **Committee Recommendations**

The Economic Development Committee recommends that:

1. Council endorse the vision, objectives, and strategic directions contained in the Green Economic Sector Development Strategy and summarized in this report;
2. Council request the Economic Development, Culture, and Tourism Division work with other City Divisions to ensure that the City's prosperity objectives are incorporated into

- the development of existing and new environmental policies and programs;
3. Council endorse the implementation of the action items listed in the report;
  4. Council request the General Manager of Economic Development, Culture and Tourism, in co-operation with other City Divisions, to report to the Economic Development Committee in September 2007 on a work plan for implementing the action items and the resources that may be required; and that the work plan include the following:
    - a. the potential for including City-owned Toronto Hydro Energy Services Inc. as a key partner in the development of the action items;
    - b. the potential to work with the Director of Toronto Water to find opportunities for enhancing business efficiency and business development opportunities emerging from the creation of water efficiency plans for bulk water consumers;
    - c. opportunities for attracting new business in the following sectors:
      - bicycle parts, assembly and manufacture;
      - compact florescent light-bulb recovery and recycling;
      - green electricity equipment: windmill parts, solar equipment;
      - green landscaping; and
      - reuse and recycling industries flowing from the establishment of reuse centres in the City's 70% diversion plan;
    - d. an examination of barriers and opportunities for local food production and marketing;
    - e. possible strategies to ensure Toronto has adequate training and workforce development programs for a greatly accelerated home and building energy retrofit program; and
    - f. opportunities to support the formation of local energy co-ops to take advantage of the provincial standard offer program;
  5. the City establish a Green Manufacturing Action Team comprising leaders in green manufacturing initiatives, environmental experts, key academic researchers and representatives from labour;
  6. the Green Manufacturing Action Team be tasked with outlining a path forward to match the emerging boom in demand for green products worldwide with green manufacturing opportunities in Toronto, as well as identifying tools for promoting pollution prevention activities in Toronto's Manufacturing sector; and

7. the Green Manufacturing Action Team report to the Economic Development Committee on initial steps and a recommended timeline for implementation by December 2007.

## **Financial Impact**

There are no financial implications resulting from the adoption of this report.

## **Summary**

The Economic Development Culture and Tourism Division (EDCT) has undertaken the development of a Green Economic Sector Development Strategy to support the growth and recognition of Toronto's environment and renewable energy industry sector, promote environmental best practices among employers and increase the City's competitiveness and retention of existing employment. This report presents the initiative's strategic directions and outlines actions to improve the local/global environment, increase prosperity and better the quality of life for Torontonians.

## **Background Information**

2007-07-05-ed06-1

(<http://www.toronto.ca/legdocs/mmis/2007/ed/bgrd/backgroundfile-5215.pdf>)

2007-07-05-ed06-1.Consultants report

(<http://www.toronto.ca/legdocs/mmis/2007/ed/bgrd/backgroundfile-5216.pdf>)

## **Communications**

(July 5, 2007) Submission from Katrina Miller, Campaigns Director, Toronto Environmental Alliance (ED.New.ED6.1.1)

(July 5, 2007) Submission from John Cartwright, Toronto and York Region Labour Council and submitting a copy of "Climate Change Rising to the Challenge - We Can Do It" (ED.New.ED6.1.2)

(July 5, 2007) Submission from Andrew King and John Humphrey, United Steelworkers, submitting a copy of a letter from National Rubber Technologies, addressed to Councillor Palacio, and a copy of "Securing Our Children's World - Our Union and the Environment" (ED.New.ED6.1.3)

(July 5, 2007) Submission from Brian Milani, Green Enterprise Toronto (ED.Main.ED6.1.4)

## **Speakers**

Michael Gerbis, CEO, The Delphi Group

Melanee Short, The Delphi Group

John Cartwright, President, Toronto and York Region Labour Council

Andrew King, United Steelworkers, Canadian National Office

John Humphrey, United Steelworkers, Canadian National Office

Katrina Miller, Campaign Director, Toronto Environmental Alliance

Brian Milani, Green Enterprise Toronto

Councillor Gord Perks, Ward 14, Parkdale-High Park

Councillor Howard Moscoe, Ward 15, Eglinton-Lawrence

ED6.3	NO AMENDMENT			Ward: 20
-------	--------------	--	--	----------

## **Theatre Passe Muraille – City Acquisition of 16 Ryerson Avenue**

### **City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council grant authority to enter into an Agreement of Purchase and Sale for the property currently owned by Theatre Passe Muraille at 16 Ryerson Avenue as a one-time special acquisition to support the ongoing viability of Theatre Passe Muraille and protect this affordable and sustainable cultural space in the City on the terms outlined in Attachment 1 to this report, in a form acceptable to the City Solicitor.
2. Should Council authorize the purchase of 16 Ryerson Avenue and amend the 2007 Economic Development, Culture and Tourism Capital budget accordingly, as the Corporate Land Acquisition Reserve Fund is depleted, the only funding source available on a one-time extraordinary basis is the Capital Financing Reserve Fund.
3. The City deposit \$0.200 million of the proceeds from the sale of the building into a City Reserve Fund to provide security against any future failure to comply with the capital maintenance requirement during the tenancy and the Deputy City Manager, Chief Financial Officer report the details in the upcoming Report on Reserve Funds.
4. The building at 16 Ryerson Avenue be retained as a City-owned performing arts centre in the Economic Development, Culture and Tourism portfolio of cultural properties without any ongoing capital or operating costs to the City.
5. The City Solicitor be authorized to complete these transactions on behalf of the City including making payment of any necessary expenses, and amending the closing date and other dates to such earlier or later dates and on such terms and conditions as she may from time to time consider reasonable.
6. Subject to City Council approving Recommendation 1, City Council grant authority to enter into a 10-year lease with two five-year renewal options with Toronto Artscape Inc., who would property manage the operations of the building on a cost recovery basis with Theatre Passe Muraille as occupants at 16 Ryerson Avenue based on the criteria of the City-Owned Space at Below-Market Rent Policy, including provision for the occupants to assume responsibility for all capital and operating costs, for the purpose of a performing arts facility, substantially on the terms and conditions outlined in Attachment 2 to this report in a form acceptable to the City Solicitor, such grant by way of below market rent being in the interest of the municipality.
7. The Chief Corporate Officer be authorized to administer and manage the lease agreement including the provision of any consents, approvals, notices and notices of

termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.

8. The appropriate officials be authorized to take the necessary action to give effect thereto.
- 

(June 20, 2007) Report from Deputy City Manager Sue Corke.

### **Committee Recommendations**

The Economic Development Committee recommends that:

1. City Council grant authority to enter into an Agreement of Purchase and Sale for the property currently owned by Theatre Passe Muraille at 16 Ryerson Avenue as a one-time special acquisition to support the ongoing viability of Theatre Passe Muraille and protect this affordable and sustainable cultural space in the City on the terms outlined in Attachment 1 to this report, in a form acceptable to the City Solicitor;
2. should Council authorize the purchase of 16 Ryerson Avenue and amend the 2007 Economic Development, Culture and Tourism Capital budget accordingly, as the Corporate Land Acquisition Reserve Fund is depleted, the only funding source available on a one-time extraordinary basis is the Capital Financing Reserve Fund;
3. the City deposit \$0.200 million of the proceeds from the sale of the building into a City Reserve Fund to provide security against any future failure to comply with the capital maintenance requirement during the tenancy and the Deputy City Manager, Chief Financial Officer report the details in the upcoming Report on Reserve Funds;
4. the building at 16 Ryerson Avenue be retained as a City-owned performing arts centre in the Economic Development, Culture and Tourism portfolio of cultural properties without any ongoing capital or operating costs to the City;
5. the City Solicitor be authorized to complete these transactions on behalf of the City including making payment of any necessary expenses, and amending the closing date and other dates to such earlier or later dates and on such terms and conditions as she may from time to time consider reasonable;
6. subject to City Council approving Recommendation No. 1, City Council grant authority to enter into a 10-year lease with two five-year renewal options with Toronto Artscape Inc., who would property manage the operations of the building on a cost recovery basis with Theatre Passe Muraille as occupants at 16 Ryerson Avenue based on the criteria of the City-Owned Space at Below-Market Rent Policy, including provision for the occupants to assume responsibility for all capital and operating costs, for the purpose of a performing arts facility, substantially on the terms and conditions outlined in Attachment 2 to this report in a form acceptable to the City Solicitor, such grant by way of below market rent being in the interest of the municipality;

7. the Chief Corporate Officer be authorized to administer and manage the lease agreement including the provision of any consents, approvals, notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction; and
8. the appropriate officials be authorized to take the necessary action to give effect thereto.

### Financial Impact

The cost to the City to implement this report as per Attachment 1 includes the initial \$1.2 million purchase price, which is subject to the usual closing adjustments, and the cost of entering into a below market rent lease with TPM. The financial impact of this transaction approximately totals \$1,262,175.00.

Payments to Vendor:		
	Purchase Price (less GST)	\$1,000,000.00
	Holdback in Reserve Account	\$ 200,000.00
	Total Purchase Price	\$1,200,000.00
City's Closing Costs:		
	Land Transfer Tax – approx.	\$ 20,475.00
	Registration Costs	\$ 100.00
	Real Estate Staff Costs (50 hrs)	\$ 3,600.00
	Appraisal	\$ 6,000.00
	City Legal	\$ 11,000.00
	Max. Environmental Testing Cost (Phase I & II - does not include clean up costs)	\$ 21,000.00
Net Cost to City less GST		\$1,262,175.00

The below market rent lease with Toronto Artscape Inc. will have no impact on the City's Capital or Operating Budgets. Facilities and Real Estate staff estimate that the below-market rent lease with Toronto Artscape Inc., including the capital improvements, represents a present value opportunity cost to the City of approximately \$610,000.00 over 20-year time period.

To protect the City from the risk of incurring future capital costs for this facility, \$200,000 of the proceeds from the purchase is to be deposited in a City Reserve Fund and the balance of the Reserve Fund shall remain at a minimum of \$200,000 for the duration of the tenancy. As a condition of the lease the tenant is to contribute a minimum of \$20,000 annually to this Reserve Fund. Such funds are to be applied to building maintenance through the Economic Development Culture and Tourism Capital Budget.

The Deputy City Manager and Chief Financial Officer has reviewed this report and concurs with the financial impact statement.



## Summary

Theatre Passe Muraille (TPM), Canada's oldest alternative theatre devoted to the development and production of original Canadian work, is facing financial difficulties that are seriously compromising its ability to produce plays. The theatre company is housed in a 105-year old designated heritage building which TPM has owned since 1975.

In addition to being a home to Theatre Passe Muraille, the building has acted as an incubator for many other theatre companies and projects that includes work by Michael Ondaatje as well as plays such as the Drowsy Chaperone (first professional production at TPM of the musical and is currently playing on Broadway); The Drawer Boy (the most widely produced play in North America last year); Da Kink in My Hair and the AfriCanadian Playwrights Festival.

Based on past City policy and practices, City staff recommends the acquisition and retention of the building as a City-owned performing arts centre and the execution of a below-market lease from the City to Toronto Artscape Inc. who would property manage the operations with Theatre Passe Muraille as the sub-tenant.

There will be no capital or operating costs to the City arising from this lease. A Reserve Fund held by the City, will be set up to hold \$200,000 from the proceeds of the sale of the building which will serve as security to the City concerning any future Capital costs. The Theatre Passe Muraille building is in a state of good repair according to a recent Building Condition Assessment.

## Background Information

2007-07-05-ed06-3

(<http://www.toronto.ca/legdocs/mmis/2007/ed/bgrd/backgroundfile-5217.pdf>)

## Communications

(July 4, 2007) letter from Claire Hopkinson, Executive Director, Toronto Arts Council and Toronto Arts Council Foundation (ED.New.ED6.3.1)

(July 5, 2007) letter from Councillor Adam Vaughan, Ward 20, Trinity-Spadina (ED.New.ED6.3.2)

(July 5, 2007) Submission from Shelley M. Black, President, Board of Directors Theatre Passe Muraille (ED.New.ED6.3.3.)

---

Council also considered the following communication:

- (July 10, 2007) from the Budget Committee. ([ED6.3a](#))

## Speakers

Councillor Adam Vaughan, Ward 20, Trinity-Spadina

Shelley M. Black, President of the Board, and Andy McKim, Artistic Director, Theatre Passe Muraille

### Decision Advice and Other Information

The Economic Development Committee requested:

1. the Budget Committee to report directly to Council confirming the source of the funding for the acquisition of Theatre Passe Muraille, 16 Ryerson Avenue, in accordance with the request from the Executive Committee on June 25, 2007 (Item EX10.46); and
2. the Executive Director of Culture, in consultation with appropriate City staff, to examine the possibility of commercial or residential development on the Theatre Passe Muraille property.

ED6.4	NO AMENDMENT			Ward: All
-------	--------------	--	--	-----------

### Appointment of Members of Council to the Collections, Conservation and Shared Resources Board and the Fort York Management Board

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. Council appoint Deputy Mayor Joe Pantalone to the Fort York Community Museum Management Board for a term of office ending December 31, 2008, and until successors are appointed.
2. Council amend the composition set out in the City of Toronto Municipal Code, Chapter 103, Heritage (Schedule A to Ch.103, Art. I, Membership of the Museum Board and Museum Management Boards) to provide that one position on the Collections Conservation and Shared Resources Museum Management Board be a Member of Council or, if no Member of Council is interested, a nominee from one of the other museum boards that is not represented in the current term of Council.

---

(June 15, 2007) Report from the City Clerk.

#### Committee Recommendations

The Economic Development Committee recommends:

1. the appointment of Deputy Mayor Joe Pantalone to the Fort York Community Museum Management Board for a term of office ending December 31, 2008 and until successors are appointed; and
2. that Council amend the composition set out in the City of Toronto Municipal Code, Chapter 103, Heritage (Schedule A to Ch.103, Art.I, Membership of the Museum Board

and Museum Management Boards) to provide that one position on the Collections Conservation and Shared Resources Museum Management Board be a Member of Council or, if no Member of Council is interested, a nominee from one of the other museum boards that is not represented in the current term of Council.

### Financial Impact

There are no financial implications resulting from this report.

### Summary

This report forwards information and a list of Member's preferences for appointment to the Collections, Conservation and Shared Resources Board and the Fort York Museum Management Board so that the Economic Development Committee may nominate Members for appointment by Council.

### Background Information

2007-07-05-ed06-4

(<http://www.toronto.ca/legdocs/mmis/2007/ed/bgrd/backgroundfile-5219.pdf>)

2007-07-05-ed06-4-attach

(<http://www.toronto.ca/legdocs/mmis/2007/ed/bgrd/backgroundfile-5220.pdf>)

ED6.6	NO AMENDMENT			Ward: 18, 19
-------	--------------	--	--	--------------

### Intention to Designate the Dundas Ossington Business Improvement Area (BIA)

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. The area described by Attachment No. 1 (Maps 1 and 2), be designated as a Business Improvement Area (BIA), under Chapter 19 of the Toronto Municipal Code.
2. The City Clerk be authorized and directed to send out a notice of Council's intention to pass a by-law designating the area, as defined in Attachment No. 1 (Maps 1 and 2), as a Business Improvement Area (BIA), in accordance with Chapter 19 of the Toronto Municipal Code.
3. The Executive Director of Technical Services be requested to prepare designation by-law maps of the area, as described by Attachment No. 1 (Maps 1 and 2), and submit them to the City Solicitor.
4. Subject to the General Manager of Economic Development, Culture and Tourism reporting favourably on the results of the poll referred to in Recommendation 2, and upon receipt of the maps referred to in Recommendation 3, the City Solicitor be directed to prepare a by-law designating the area, as described by Attachment No. 1

(Maps 1 and 2), as a Business Improvement Area (BIA) in accordance with Chapter 19 of the Toronto Municipal Code.

---

(June 12, 2007) Report from the Acting Director, Small Business and Local Partnerships.

### **Committee Recommendations**

The Economic Development Committee recommends that:

1. the area described by Attachment No. 1 (Maps 1 and 2), be designated as a Business Improvement Area (BIA), under Chapter 19 of the Toronto Municipal Code;
2. the City Clerk be authorized and directed to send out a notice of Council's intention to pass a by-law designating the area, as defined in Attachment No. 1 (Maps 1 and 2), as a Business Improvement Area (BIA), in accordance with Chapter 19 of the Toronto Municipal Code;
3. the Executive Director of Technical Services be requested to prepare designation by-law maps of the area, as described by Attachment No. 1 (Maps 1 and 2), and submit them to the City Solicitor; and
4. subject to the General Manager of Economic Development, Culture and Tourism reporting favourably on the results of the poll referred to in Recommendation 2, and upon receipt of the maps referred to in Recommendation 3, the City Solicitor be directed to prepare a by-law designating the area, as described by Attachment No. 1 (Maps 1 and 2), as a Business Improvement Area (BIA) in accordance with Chapter 19 of the Toronto Municipal Code.

### **Financial Impact**

The proposed Dundas Ossington Business Improvement Area (BIA) is one of four potential new BIAs to be established in 2007.

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the Dundas Ossington BIA. These capital improvements are cost-shared equally between the BIA and the City.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

### **Summary**

The purpose of this report is to recommend that the City Clerk conduct a poll to determine if there is sufficient support to designate the Dundas Ossington area as a Business Improvement Area (BIA).

Upon the completion of the poll, the General Manager of Economic Development, Culture and Tourism report on the results to Council. Subject to a positive poll result, staff shall prepare the necessary by-laws and bills to give effect thereto.

**Background Information**

2007-07-05-ed06-6

(<http://www.toronto.ca/legdocs/mmis/2007/ed/bgrd/backgroundfile-5224.pdf>)

2007-07-05-ed06-6-attach

(<http://www.toronto.ca/legdocs/mmis/2007/ed/bgrd/backgroundfile-5225.pdf>)

*Submitted Thursday, July 5, 2007*

*Councillor Kyle Rae, Chair, Economic Development Committee*