
Government Management Committee

Meeting No. 9 **Contact** Yvonne Davies, Committee Administrator
Meeting Date Thursday, November 8, 2007 **Phone** 416-392-7443
Start Time 9:30 AM **E-mail** ydavies@toronto.ca
Location Committee Room 1, City Hall

Government Management Committee		
Councillor Gloria Lindsay Luby, Chair Councillor Bill Saundercook, Vice-Chair	Councillor Paul Ainslie Councillor Doug Holyday	Councillor Clifford Jenkins Councillor Cesar Palacio

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

Speakers/Presentations – A complete list will be distributed at the meeting

Schedule of Timed Items – 10:00 a.m.– GM9.20
1:30 p.m. – GM9.8
GM9.9

Confirmation of Minutes – October 12, 2007

Communications/Reports

GM9.1	Information			Ward: All
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2006 Annual Report on Sole Source Purchasing Activity - Supplementary Information

(Deferred from October 12, 2007 - 2007.GM8.1 for Notice and Debate)

(August 20, 2007) Report from Treasurer

Financial Impact

There are no financial implications to the City of Toronto as a result of this report.

Summary

This Report provides additional information requested by the Government Management Committee for the report on 2006 Annual Source Purchasing Activity.

Background Information

Report - 2006 Annual Report on Sole Source Purchasing Activity - Supplementary Information (<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7952.pdf>)

Attachment 1 - Sole Source Contracts Exceeding \$100,000 (Supplementary Information) (<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7953.pdf>)

GM9.2	ACTION			Ward: All
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Extension of City of Toronto Telecommunications Infrastructure (COTTI) Contracts

(October 25, 2007) Report from Chief Information Officer, Information and Technology Division and Director, Purchasing and Materials Management Division

Recommendations

The Chief Information Officer, Information & Technology Division, and Director, Purchasing and Materials Management Division recommend that:

1. City Council grant approval, subject to Divisional Operating Budget approval in each year, to extend the City of Toronto Telecommunications Infrastructure (COTTI) voice and data contracts with Bell Canada for an additional two years from January 15, 2009 to January 14, 2011 at a cost not to exceed \$17,010,872 net of GST for 2009 and \$18,711,959 net of GST for 2010 for a total potential cost of \$35,722,831 net of GST.

Financial Impact

The total potential cost for the contract extension is \$37,707,432.72 including all taxes and charges. The total potential cost to the City is \$35,722,831 net of GST for 2009 and 2010. The cost of the COTTI voice and data contracts will be funded from Divisions' Operating Budgets. Funding for the contracts extensions will be included in future operating budget submissions by Divisions in 2009 and 2010. The rates and prices for the data and voice infrastructure services

will not increase for the contract extensions, however, the total annual value will increase to accommodate the City's increased demand for data bandwidth and voice communications.

Year	Voice cost net of GST	Data cost net of GST	Cost net of GST
2009	\$10,772,711	\$6,238,161	\$17,010,872
2010	\$11,849,982	\$6,861,977	\$18,711,959
Total	\$22,622,693	\$13,100,138	\$35,722,831

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 request City Council's authority for the City to exercise its option to extend the existing City of Toronto Telecommunications Infrastructure (COTTI) voice and data contracts for an additional two years to January 14, 2011.

Background Information

Report - Extension of City of Toronto Telecommunications Infrastructure (COTTI) Contracts (<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7954.pdf>)

GM9.3	ACTION			Ward: All
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Extension of Career Bridge Contract

(October 25, 2007) Report from Executive Director, Human Resources and Director, Purchasing and Materials Management

Recommendations

The Executive Director, Human Resources and the Director, Purchasing and Materials Management recommend that Council:

1. Authorize the Executive Director, Human Resources to extend the existing agreement and sole source contract (Contract # 47012328.), with Career Edge Organization for a one year period beginning January 2, 2008, for a total potential cost of \$500,000 net of GST, with the option to renew for four additional one (1) year periods in the amount of \$500,000 per year. Should the options to renew be exercised, the Executive Director of Human Resources will instruct the Director of Purchasing and Materials Management to process the necessary contract renewals under substantially the same terms and conditions. The total potential contract award identified in this report for the five (5) year period from Jan. 2, 2008 to Dec. 31, 2012 is \$2,500,000, net of GST.
2. Authorize that the Executive Director, Human Resources to execute the agreement referred to in Recommendation 1 and any subsequent renewals on behalf of the City.

Financial Impact

The costs for the internships will be absorbed within the approved annual budgets of the divisions hiring an intern.

Summary

The City seeks to renew the current agreement with the Career Edge organisation to continue participation in the Career Bridge program. The current agreement expires on December 31, 2007.

The City set a goal of 15 interns to be placed in 2007, and to date 14 interns have been placed. City divisions have had a very positive experience with the Career Bridge program and the interns have found their work experience at the City very valuable. The City wishes to continue participation in the Career Bridge program.

Background Information

Report - Extension of Career Bridge Contract

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7955.pdf>)

GM9.4	ACTION			Ward: All
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Banking Services Contract 47010773 - Request for Extension

(October 25, 2007) Report from Treasurer

Recommendations

The Treasurer recommends that:

1. Council authorize the Treasurer to negotiate a two-year contract extension with the Royal Bank for the banking services contract 47010773 with an expiry date of June 30, 2010 and report back to Council through the Government Management Committee with the proposed terms and conditions of the contract extension for approval; and
2. The appropriate City officials be directed to take the necessary action to give effect thereto.

Financial Impact

There are no immediate financial impacts as a result of this report. There is a potential for future savings on the banking contract if a number of ABCs join with the City in an RFP.

Summary

This report requests that Council authorize the Treasurer to negotiate a contract extension to the banking services contract with the Royal Bank for the period from July 1, 2008 to June 30, 2010. The approval of this extension will assist the Office of the Treasurer in completing its major projects that are taking place during this period and will allow ABCs to participate in the RFP process.

Background Information

Report - Banking Services Contract 47010773 - Request for Extension
<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7956.pdf>

GM9.5	ACTION			Ward: All
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Metropolitan Toronto Pension Plan - Increase in Minimum Pension

(October 25, 2007) Report from Treasurer

Recommendations

The Treasurer recommends that:

1. Effective January 1, 2008, the minimum pension payable to eligible pensioners of the Metropolitan Toronto Pension Plan be increased from \$300 per year of service to \$450 per year of service, limited to 30 years.
2. The estimated cost of \$8.0 million be funded from the Plan's Indexation Reserve Account.
3. By-Law No. 15-92 of the former Metropolitan Corporation governing the Metropolitan Toronto Pension Plan as amended to date be further amended accordingly and authority be granted to introduce the necessary bill in Council.
4. The appropriate City officials be authorized to take the necessary action to give effect to the foregoing recommendations.

Financial Impact

The estimated cost of this improvement is \$8.0 million and is payable from the Plan's Indexation Reserve Account. The balance of the indexation reserve account is currently \$102.6 million, after allowing for this year's cost-of-living increase, and there will be no cost to the City.

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

Summary

This report recommends an increase in the minimum annual pension for pensioners who are members of the Metropolitan Toronto Pension Plan from \$300 to \$450 per year of service.

The 2006 Actuarial Valuation results of the Metropolitan Toronto Pension Plan presented to this committee in June 2007 highlight the continued strong financial position of the Plan. The actuary has reported to the Board of Trustees on the cost of this increase and recommended that the minimum pension be increased to \$450 effective as early as practical. The cost of this increase is approximately \$8.0 million and is funded from the Plan's Indexation Reserve Account which has a current balance of \$102.6 million.

Background Information

Report - Metropolitan Toronto Pension Plan - Increase in Minimum Pension
<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7957.pdf>

5a Metropolitan Toronto Pension Plan - Increase in Minimum Pension

(September 28, 2007) Letter from Board of Trustees of the Metropolitan Toronto Pension Plan

Decision Advice and Other Information

The Board approved the minimum pension be increased from \$300 per year of service to a level of \$450 per year of service limited to 30 years and requested the City Treasurer to submit a report thereon to the Government Management Committee as soon as possible.

Summary

The Board of Trustees of the Metropolitan Toronto Pension Plan on September 25, 2007, considered a communication (July 13, 2007) from Anil Narale, Principal, Mercer, recommending that the Board of Trustees consider improving the minimum pension to a level of \$450 per year of service limited to 30 years, effective as early as practical, based on the inflation since the last minimum pension upgrade in 1992, the current surplus in the pension plan and cost of the improvement.

Background Information

Letter - Metropolitan Toronto Pension Plan - Increase in Minimum Pension
<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7959.pdf>

GM9.6	ACTION			Ward: 20
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Toronto Complaints to the Payment-in-Lieu of Taxes Dispute Advisory Panel for the CBC Property at 250 Front Street West

Confidential Attachment - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Attachment 1)

(October 23, 2007) Report from Treasurer

Recommendations

The Treasurer recommends that:

1. Council adopt the recommendations contained in Confidential Attachment 1.
2. Council authorize the public release of the confidential information and recommendations in Attachment 1, at the discretion of the City Solicitor, if a settlement is finalized to the satisfaction of the City Solicitor.
3. The appropriate City staff be authorized and directed to take the necessary action to

give effect thereto.

Financial Impact

Details regarding financial impacts resulting from the recommendations made in this report are disclosed in Confidential Attachment 1.

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

Summary

This report advises on the status of complaints filed by the City of Toronto with the federal Payment-in-Lieu of Taxes Dispute Advisory Panel, for taxation years 1998 to 2003 inclusive, for the property known as “the CBC” (Canadian Broadcasting Corporation) situated at 250 Front Street West. In addition, the report recommends a strategy for dealing with the Payment-in-Lieu of Taxes (PILs) for the years 2004 to 2007.

Background Information

Report - Toronto Complaints to the Payment-in-Lieu of Taxes Dispute Advisory Panel for the CBC Property at 250 Front Street West

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7960.pdf>)

Confidential Attachment 1 -Toronto Complaints to the Payment-in-Lieu of Taxes Dispute Advisory Panel for the CBC Property at 250 Front Street West

GM9.7	ACTION			Ward: 28
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Enoch Turner Schoolhouse - 106 Trinity Street - Continuation of Property Tax Exemption

(October 24, 2007) Report from Treasurer

Recommendations

The Treasurer recommends that:

1. Council authorize amendments to By-law No. 244-86 to continue to provide a property tax exemption for the property at 106 Trinity Street, in the event that the property is sold or transferred, provided that, following the sale or transfer, the property continues to be occupied for the purposes of the Enoch Turner Schoolhouse Foundation, and operated through a partnership agreement between the property owner and the Foundation.
2. Council authorize that an agreement be executed between the City, the Enoch Turner Schoolhouse Foundation and the owner of the property at 106 Trinity Street, to reflect the terms and conditions of the property tax exemption, consistent with amendments to the by-law as provided in Recommendation 1, above.
3. All other provisions of the existing agreement dated March 27, 1986 between the

Foundation and the City remain in effect, and apply, with necessary modifications, to a new agreement between the City, the Enoch Turner Schoolhouse Foundation and the owner of the property at 106 Trinity Street, and that the new agreement be registered on title to the property.

4. Authority be granted for the introduction of the necessary bills to give effect thereto.
5. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

There is no financial implication in adopting this report.

Summary

This report seeks Council authority to make necessary amendments to By-law No. 244-86 and to replace the agreement signed on March 27, 1986 between The Enoch Turner Schoolhouse Foundation (the Foundation) and the City of Toronto, to allow the existing property tax exemption for the Foundation's property at 106 Trinity Street to continue following a transfer of ownership to the Ontario Heritage Trust (OHT). The existing agreement and by-law provide that, should the property be sold, leased or transferred, the tax exemption is cancelled and back taxes for a period of up to 10 years become repayable to the City.

Background Information

Report - Enoch Turner Schoolhouse - 106 Trinity Street - Continuation of Property Tax Exemption

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7962.pdf>)

GM9.8	ACTION	1:30 PM		Ward: All
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Cancellation, Reduction or Refund of Property Taxes - November 2007 Hearing

Statutory - City of Toronto Act, 2006

(October 22, 2007) Report from Treasurer

Recommendations

The Treasurer recommends that:

1. The individual tax appeal applications made pursuant to section 323 of the *City of Toronto Act, 2006* resulting in tax reductions totalling \$1,381,147.97, including reductions in Business Improvements Area charges and excluding phase-in/capping adjustments, as identified in Appendix A, be approved.
2. The individual tax appeal applications made pursuant to section 325 of the *City of Toronto Act, 2006* resulting in tax reductions totalling \$88,416.66 including reductions

in Business Improvements Area charges and excluding phase-in/capping adjustments, as identified in Appendix B, be approved.

3. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

The financial impact of approving the individual tax appeal applications (excluding phase-in/capping adjustments), as identified in Appendices A and B, attached, is summarized in Table 1 below:

Table 1: Appeals Summary

Appendix	No. of Applications	Recommended Tax Reduction Total	City Share	Education Share	Total BIA
A	23	\$1,381,147.97	\$709,815.86	\$671,042.20	\$ 289.91
B	12	\$ 88,416.66	\$ 48,097.88	\$ 39,564.89	\$ 753.89
Total	35	\$1,469,564.63	\$757,913.74	\$710,607.09	\$1,043.80

The City's share of \$757,913.74 will be funded from the 2007 Tax Deficiency Account (Non-Program Budget). The education share of \$710,607.09 will be recovered from the province/school boards, and the Business Improvement Area (BIA) reductions of \$1,043.80 will be funded from the respective BIA provision.

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

Summary

This report deals with applications filed by taxpayers to the Treasurer under sections 323 and 325 of the City of Toronto Act, 2006 (COTA). Section 323 permits Council to cancel, reduce or refund taxes in cases where, during the year, a property undergoes changes that may affect its taxes. Examples of such changes are when a property is destroyed by fire or demolished, or it becomes exempt from taxation, or is reclassified due to a change in its use etc. Under section 325 of the COTA, taxpayers can request a cancellation, reduction or refund of taxes when an error in the assessment roll is identified which results in an overcharge.

The legislation requires Council to hold a public meeting where the applicants may make submission in defence of their position. Council has delegated authority to hold such public meetings to the Government Management Committee.

Staff have mailed Notices of Hearing to affected taxpayers and recommend approval of the applications as listed in Appendices A and B.

Background Information

Report - Cancellation, Reduction or Refund of Property Taxes November 2007 Hearing (<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7963.pdf>)

Appendix A: Council Detail Hearing Report - Section 323 of COTA, Hearing 2007H5 (<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7964.pdf>)

Appendix B: Council Detail Hearing Report - Section 325 of COTA, Hearing 2007H5
<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7965.pdf>

GM9.9	ACTION	1:30 PM		Ward: All
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Apportionment of Property Taxes - November 2007 Hearing

Statutory - City of Toronto Act, 2006

(October 22, 2007) Report from Treasurer

Recommendations

The Treasurer recommends that:

1. The property tax in the amounts identified in Appendix A and Appendix B, under the columns entitled “Apportioned Tax” and “Apportioned Phase In/Capping”, be approved.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

Appendices A and B identify that approximately \$54,521.15 (as at October 10, 2007) in penalty/interest charges has accumulated on the tax accounts pending the initiation of the process to reallocate the taxes. This amount, and any other interest that will accumulate on the accounts pending the finalization of the process, will be written off. Funding for the write-off of the interest/penalty amount is provided for in the 2007 Tax Penalty Account (Non-Program Budget).

With the exception of the penalty/interest amounts that will be written off, the reallocation of the property taxes from one account to other accounts has no financial impact on the City of Toronto and merely serves to secure the City’s revenues.

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

Summary

In December of each year, the Municipal Property Assessment Corporation (MPAC) provides municipalities with an assessment roll containing property assessment data. The information included on the assessment roll should reflect the property’s characteristics (e.g. legal description, ownership and property class) as of November of that year. The assessment roll data is used by municipalities to calculate the following year’s property taxes.

If after the assessment roll is provided to municipalities, a property is severed and split into two or more parcels of land (e.g. when a single property is redeveloped into condominiums/townhouses/new homes), then any taxes that remain unpaid on the single property (which no longer exists once the property is re-developed) may need to be removed

from the original property and divided amongst the newly created properties.

MPAC is responsible for apportioning the assessed value of the original property to the newly created properties. Based on the assessment apportionment information supplied by MPAC, the City distributes the taxes from the original property to the newly created properties in portion to the assessed value. This process of redistributing taxes following the severance or re-development of a property is referred to as “the apportionment of taxes” and is governed by Section 322 of the City of Toronto Act, 2006 (COTA). The apportionment process does not change the total amount of taxes charged, but rather divides the taxes on the original property between the newly created properties.

The process to apportion taxes may be initiated by the Treasurer of a municipality or a property owner. The COTA requires that upon receipt of an application to reallocate taxes, Council must hold a public meeting at which the applicant and/or affected property owners may make submissions in defence of their position. Authority to hold such public meetings has been delegated to the Government Management Committee.

This report recommends approval of 24 applications initiated by both the Treasurer and taxpayers for the properties listed in Appendices A and B (attached).

Background Information

Report - Apportionment of Property Taxes - November 2007 Hearing
(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7966.pdf>)

Appendix A: Apportionment Report - Treasurer Initiated Tax Apportionments (October 10, 2007)

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7967.pdf>)

Appendix B: Apportionment Report - Taxpayer Initiated Tax Apportionments (October 10, 2007)

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7968.pdf>)

GM9.10	ACTION			Ward: All
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Routine Records Retention Bylaw Amendment

(October 16, 2007) Report from City Clerk

Recommendations

The City Clerk recommends:

1. Amending the Municipal Code Chapter 217, Record’s Corporate (City) to revise the records series schedules as noted in Appendix 1 and to add the new record retention schedules in Appendix 2.
2. Repealing record retention by-laws of former municipalities as set out in Appendix 3.
3. Granting the authority to introduce the necessary bills in the City Council to give effect to the foregoing.

4. Authorizing the appropriate City of Toronto officials to take the necessary action to give effect thereto.

Financial Impact

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

Summary

This report requests City Council's approval of routine amendments to the City's record retention by-law, Municipal Code Chapter 217, Record's Corporate (City), including the revision of existing record retention schedules, the addition of new ones, and the repeal of retention schedules of the former municipalities. The City's Records Retention Committee, comprised of representatives from Legal Services, Internal Audit, and the City Clerk's Office, and an external auditor concur with the recommendations in this report. The inclusion in the by-law of new record retention schedules that supersede those of the former municipalities enables consistent administration of the City's information.

Unmanaged information is a liability for the creator and custodian. Establishing retention schedules is a fundamental tool to reduce risk and support effective asset management of the City's information. Consistent management of the City's information assets also complies with federal and provincial statutory retention requirements, including the City of Toronto Act, 2006, and contributes to effective access by City administrators and citizens. Timely destruction of records that have completed their scheduled retention period protects the City's legal interests and reduces administrative costs for storage and retrieval.

Background Information

Report - Routine Records Retention Bylaw Amendment

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7969.pdf>

Appendix 1: Revision to existing record retention schedules

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7970.pdf>

Appendix 2: New record retention schedules

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7971.pdf>

Appendix 3: Former Municipalities' By-laws to be repealed

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7972.pdf>

GM9.11	ACTION			Ward: All
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Solar Thermal Energy Purchase Strategy

(October 19, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. Council authorize the use of the "solar utility" approach, as outlined in Appendix A to this report, to advance solar heating systems installed on City buildings.

2. The appropriate City staff be authorized to issue a request for proposals in order to select a firm to develop and implement solar heating systems on up to 20 City buildings using the solar utility approach.
3. The appropriate City staff be authorized to negotiate and enter a long-term agreement of up to 20 years with the selected firm(s) on terms and conditions that are satisfactory to the Chief Corporate Officer and the City Solicitor and in a form that is satisfactory to the City Solicitor, the terms of which are to include:
 - a. the supply and installation of solar heating systems on selected City buildings;
 - b. the energy rate to be paid to the firm for the solar energy generated; and
 - c. performance monitoring, dispute resolution and remedies for unsatisfactory performance and other terms to protect the City's interests.

Financial Impact

Under the "Solar Utility" arrangement the City will not own or operate the solar system on its facilities. The City will only pay for actual energy produced from the solar system at a rate equal to or lower than the existing utility rate and therefore there are no negative financial impacts arising out of this report. This arrangement could potentially reduce the energy budget in buildings where solar energy systems are installed.

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

Summary

This report is seeking Council's authority to use the solar utility as one approach to develop renewable thermal (heating) energy opportunities on City facilities. In the solar utility approach, an energy specialist firm would supply, install, own, operate and maintain solar systems on City facilities and the City would purchase the actual energy generated for its use. The energy firm would act, in essence, as an energy utility but with the energy generator being on the City's buildings.

It should be noted that solar thermal systems use the sun's energy to heat water. The hot water is used for heating buildings, swimming pools or domestic hot water. Photovoltaic or PV systems use the sun's energy to generate electricity. This report is related to solar thermal systems.

Background Information

Report - Solar Thermal Energy Purchase Strategy

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7973.pdf>

Appendix A - Solar Utility

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7974.pdf>

GM9.12	ACTION			Ward: 32
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Limiting Distance Agreement - Adjacent to 2 Whistle Post Street (East Toronto Athletic Field)

(October 23, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The City enter into a Limiting Distance Agreement with the property owner of 2 Whistle Post Street for a portion of the East Toronto Athletic Field for the amount of \$3,280.00 and subject to the property owner paying an administration fee of \$600.00 plus any applicable GST, and on such terms and conditions, as are satisfactory to the Chief Corporate Officer, in a form and content acceptable to the City Solicitor.

Financial Impact

Revenue in the total amount of \$3,280.00 is anticipated.

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

Summary

To obtain authority to enter into a Limiting Distance Agreement to permit the property owner of 2 Whistle Post Street a greater percentage of openings than the limiting distance provisions of Section 3.2.3.1 of the Ontario Building Code.

Background Information

Report - Limiting Distance Agreement - Adjacent to 2 Whistle Post Street (East Toronto Athletic Field)

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7975.pdf>)

Appendix A - Site Map and Survey

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7976.pdf>)

GM9.13	ACTION			Ward: 23
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Sale of Portion of 33 and 37 Olive Avenue and 28 and 32 Holmes Avenue

(October 23, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The Offer to Purchase from Great Land (Olive) Inc. to purchase the portions of City-owned land, more particularly described as being parts of Lots 77, 78, 95 and 96 on

Plan 2282, and shown as Parts 1 and 2 on Sketch No. PS-2007-169 (the “Property”), in the amount of \$655,929.79, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.

2. Authority be granted to direct the net proceeds to the Development Charges Reserve Fund – North York.
3. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the property and the completion of the sale transaction.
4. The City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

We anticipate that revenue in the amount of \$655,929.79, (exclusive of GST), less closing costs and the usual adjustments will be generated by this sale.

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 authorize the sale of portions of City-owned land at 33 and 37 Olive Avenue and 28 and 32 Holmes Avenue, more particularly described in the Recommendations below, and shown as Parts 1 and 2 on Sketch No. PS-2007-169 attached as Appendix “B”.

Having completed negotiations with the adjoining land owner, Great Land (Olive) Inc., we are recommending acceptance of the Offer to Purchase substantially on the terms and conditions outlined in the attached Appendix “A”.

The terms for completing the transaction, as set out herein, are considered to be fair, reasonable and reflective of market value.

Background Information

Report - Sale of Portions of 33 and 37 Olive Avenue and 28 and 32 Holmes Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7977.pdf>)

Appendix "A" = Terms and Conditions of Offer to Purchase

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7978.pdf>)

Appendix "B" - Site map and Sketch No. PS-2007-169

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7979.pdf>)

GM9.14	ACTION			Ward: 41
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Lease - City Owned Property Situated at 4115 Sheppard Avenue East

(October 22, 2007) Report from Chief Corporate Officer and Director of Real Estate, Facilities and Real Estate Division

Recommendations

The Chief Corporate Officer recommends that City Council:

1. Authorize the lease of the City owned property at 4115 Sheppard Avenue East, consisting of a 2-storey house and surrounding lot, to Mr. John Yuen Yam Ho (the “Tenant”), for a six (6) year period, commencing on August 1, 2006 and expiring on July 31, 2012, to carry on the business of car leasing and/or used car sales, subject to the rent and terms and conditions as set out in the attached Appendix “A”, and in a form acceptable to the City Solicitor.
2. Authorize the Chief Corporate Officer 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.

Financial Impact

This lease will generate net revenue of approximately \$179,800.00 (plus GST), over the six year term, starting retroactively from August 1, 2006 as follows:

	Per Month	Per Year	Total
Year 1-3, Aug 1, 2006 to July 31, 2009	\$2,417	\$29,000	\$87,000
Year 4-5 Aug 1, 2009 to July 31, 2011	\$2,538	\$30,450	\$60,900
Year 6 Aug 1, 2011 to July 31, 2012	\$2,658	\$31,900	\$31,900
			\$179,800

The tenant is responsible for realty taxes and all utility costs.

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

Summary

The purpose of this Report is to obtain Council’s authority to enter into a six (6) year Lease Agreement with Mr. John Yuen Yam Ho (the ‘Tenant’) for the City-owned property situated at 4115 Sheppard Avenue East commencing on August 1, 2006. The proposed lease would be substantially on the terms and conditions outlined in Appendix “A” to this Report.

Background Information

Report - Lease - City Owned Property Situated at 4115 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7980.pdf>)

Appendix "A" - Major terms and conditions

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7981.pdf>)

Appendix "B" - Location Map

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7982.pdf>)

GM9.15	ACTION			
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Lease Renewal - Ground Floor Space - 111 Wellesley Street East

(October 18, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. Council authorize the proposed renewal lease for the ground floor space at 111 Wellesley Street with 1133708 Ontario Limited commencing on October 1, 2007, for a period of five (5) years at a rental of \$2,000.00 net per month (\$24,000.00 per annum) for the term, consisting of an area of approximately 905 square feet, and based substantially on the terms and conditions as set out in the attached Appendix "A" and in a form acceptable to the City Solicitor.
2. 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.

Financial Impact

This lease will generate net revenue of \$24,000.00 per year, for a total of \$120,000.00 for the five (5) year term of the lease, commencing on October 1, 2007.

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 obtain Council's authority to renew the existing commercial lease with 1133708 Ontario Limited o/a Corner Kitchen for approximately 905 square feet of ground floor space at 111 Wellesley Street for the purposes of a fast food restaurant.

Corner Kitchen has exercised its right to renew the existing lease for a further term of five (5) years, effective October 1, 2007.

Background Information

Report - Lease Renewal - Ground Floor Space - 111 Wellesley Street East

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7983.pdf>)

Appendix "A"

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7984.pdf>)

Appendix "B" - Location Map

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7985.pdf>)

GM9.16	ACTION			Ward: 18
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Lease Renewal - 1900 Dundas Street West - Social Services

(October 19, 2007) Report from Chief Corporate Officer and Director of Real Estate, Facilities and Real Estate Division

Recommendations

The Chief Corporate Officer recommends that:

1. Council authorize the proposed lease renewal for the premises at 1900 Dundas Street West, with Nestle Canada Inc.(the "Landlord"), consisting of an area of approximately 25,680 square feet, at a rental rate of \$8.98 per square foot net per annum, for a five (5) Year Term commencing on September 1, 2006 and ending on August 31, 2011, with an option to renew for a further five (5) year term and based substantially on the terms and conditions set out in the attached Appendix "A" and in a form acceptable to the City Solicitor.
2. 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.

Financial Impact

The total expenditure for the five (5) year term of the lease, commencing September 1, 2006, is estimated to be approximately \$2,290,000. plus GST, and will be included in Social Services Budget Submission and accommodated within approved operating budget targets.

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 obtain Council's authority to renew the lease for the premises at 1900 Dundas Street West having an area of approximately 25,680 square feet, for a term of five (5) years commencing September 1, 2006 and ending on August 31, 2011, for Social Services. The proposed lease renewal would be substantially on the terms and conditions outlined in Appendix "A" to this Report.

Background Information

Report - Lease Renewal - 1900 Dundas Street West - Social Services
<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7986.pdf>
 Appendix "A" - Major Terms and Conditions
<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7987.pdf>
 Appendix "B" - Location Map
<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7988.pdf>

GM9.17	ACTION			Ward: 18
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License Renewal - 900 Dufferin Street (Dufferin Mall) - Social Services

(October 19, 2007) Report from Chief Corporate Officer and Director of Real Estate, Facilities and Real Estate Division

Recommendations

The Chief Corporate Officer recommends that:

1. Council authorize the proposed license renewal for the premises at 900 Dufferin Street, with Her Majesty the Queen in Right of Canada, represented by Public Works and Government Services Canada (the "Landlord"), for a Two (2) Year Term commencing on March 1, 2007 and ending on February 28, 2009, for a license fee of \$4,775.50 per month, inclusive of taxes and operating costs (including heat, water, electrical power, air conditioning, garbage disposal and cleaning services), plus G.S.T., based substantially on the terms and conditions as set out in the attached Appendix "A" and in a form acceptable to the City Solicitor.
2. The Chief Corporate Officer be authorized to administer and manage the license 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.

Financial Impact

The total expenditure for the Two (2) year term of the lease is estimated to be approximately \$114,000.00, including Taxes and Operating costs, plus G.S.T.

Funding is part of the Social Services annualized operating budget under Account #C01214-4530&4525. 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 obtain Council's authority to renew the license agreement for the premises at 900 Dufferin Street (Dufferin Mall), having an area of approximately 1,076 sq.ft., for a term of two (2) years commencing March 1, 2007, for Social Services. The proposed lease renewal would be substantially on the terms and conditions outlined in Appendix "A" to this Report.

Background Information

Report - Lease Renewal - 900 Dufferin Street (Dufferin Mall) - Social Services

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7990.pdf>)

Appendix "A"

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7991.pdf>)

Appendix "B" (location map)

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7992.pdf>)

GM9.18	ACTION			Ward: 36
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Potential Acquisition of 3620 Kingston Road (Cornell/Campbell Property)

(October 23, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The Committee consider a subsequent report from the Chief Corporate Officer on the proposed acquisition of 3620 Kingston Road.

Financial Impact

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

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 advise that a staff action report with a confidential attachment regarding the proposed acquisition of 3620 Kingston Road, is being prepared for the supplementary agenda.

The property known as 3620 Kingston Road is a privately owned site consisting of approximately 3.3 acres and is surrounded on three sides by City-owned lands and Kingston Road. Negotiations with the Owners have been on-going since the fall of 2006.

Background Information

Report - Potential Acquisition of 3620 Kingston Road (Cornell/Campbell Property)

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7993.pdf>)

Appendix "A" - Location Map and Sketch

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7994.pdf>)

GM9.19	ACTION			Ward: 42
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Purchase of Lands for Morningside Avenue/Finch Avenue East/CPR Grade Separation Project

Confidential Attachment - A proposed or pending acquisition or sale of land for municipal or local board purposes (Attachment 1)

(October 19, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. City Council adopt the confidential instructions to staff in Attachment 1.
2. City Council authorize the public release of the confidential information in Attachment 1 pertaining solely to the purchase price and deposit, upon City Council's adoption of the Recommendations in this report.
3. City Council authorize the City to submit an Offer to Purchase the Lands to CPR, substantially on the terms outlined in Appendix "A" and Attachment 1 to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to execute the Offer on behalf of the City.
4. If during the due diligence period it is determined that the Lands do not meet the Ministry of Environment standard for "industrial use", each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to negotiate and accept an abatement of the purchase price from CPR in an amount sufficient to cover the City's estimated cost of remediating the Lands to the "industrial use" standard.
5. The City Solicitor be authorized to complete the transaction 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 date(s) and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

The total cost of this acquisition is listed in Attachment 1 and will be funded from the 2008 Approved Capital Budget for Transportation Services, Morningside Avenue/Finch Avenue East/ CPR Grade Separation - Capital Account CTP804-20.

When CPR sells land, they will only environmentally remediate their lands to the "industrial use" standard. If the end use of the lands requires remediation to "parkland use"/"residential use" standards, the additional costs required to remediate the lands to that higher standard are the responsibility of the purchaser. Thus, in this case, the City may be responsible for any additional remediation costs associated with the 4,500 m² being used for road purposes. An estimate of the potential remediation costs the City could face if the Lands do not meet this higher standard, which would require the City to remediate the Lands following closing to

bring them up from the “industrial use” standard to the “parkland use”/“residential use” standard, is contained in Attachment 1. If additional environmental remediation of the lands is required it will be funded from the 2008 Approved Capital Budget for Transportation Services, Morningside Avenue/Finch Avenue East/ CPR Grade Separations - Capital Account CTP804-20.

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

Summary

Real Estate Services seeks authority for the City to acquire the lands legally described as Parts of Lots 9, 10, 11 and 12, Concession 3; Part of the Road Allowance between Lots 10 and 11, Concession 3; Part of Lot 12, Concession 4; all in the City of Toronto, Province of Ontario and more particularly shown as:

Part 1 on “Morningside Avenue Plan 1” (Job No. 05-00391), dated 2007-01-04; Parts 1 to 3 on “Morningside Avenue Plan 2” (Job No. 05-00391), dated 2007-01-15; Parts 1 to 3 on “Morningside Avenue Plan 3” (Job No. 05-00391), dated 2007-01-22; Part 1 on “Morningside Avenue Plan 4” (Job No. 05-00391), dated 2007-01-22; Parts 1, 2, 11, 12, 13, 14 on “Finch/Morningside Plan 7” (Job No. 05-00333), dated 2007-05-22; Parts 1 to 8 on “Finch / Morningside Plan 8” (Job No. 05-00333), dated 2007-05-18; (Collectively The “Lands”)

All of the above plans were prepared by City of Toronto, Survey and Mapping and are attached as Appendix “B”.

The lands are required to expand and complete the Morningside Avenue/ Finch Avenue/ CPR Grade Separation Project, including the creation of a new public trail that will eventually be extended along Morningside Avenue down to Sheppard Avenue, providing a dedicated bicycle path for public use.

Negotiations with Canadian Pacific Railway Company (“CPR”), the owner of the lands, have been ongoing since January 2007. As a result of these negotiations, CPR has invited the City to submit an offer to purchase the Lands. Appendix “A” and Attachment 1 to this report describe the salient terms of this proposed acquisition, which are considered fair and reasonable.

Background Information

Report - Purchase of Lands for Morningside Avenue/Finch Avenue East/CPR Grade Separation Project

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7995.pdf>

Appendix "B" - Draft Plans 1, 2, 3, 4, 5, 7 and 8

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7996.pdf>

Confidential Attachment 1

GM9.20	ACTION	10:00 AM		Ward: 17, 18
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Acquisition of Toronto District School Board's 2054 Davenport Road and 11 St. Annes Road Sites

(October 17, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. Funds in the amount of \$1,797,675.00 be transferred from the Toronto Police Services Capital Budget for 41 Division to 14 Division (funded from the Land Acquisition Reserve Fund); funds in the amount of \$1,456,325.00 be transferred from the Toronto Police Services Capital Budget for 41 Division to 11 Division and funds in the amount of \$1,708,000.00 from Division 54 to 11 Division; and the Toronto Police Services 2007 Capital Budget be increased by \$164,750.00 for the 11 Division Facility, funded from the Land Acquisition Reserve Fund (XR1012).
2. This report be forwarded to the Budget Committee for consideration.
3. Authority be granted to enter into an Agreement of Purchase and Sale with the Toronto District School Board to acquire the property municipally known as 2054 Davenport Road at a purchase price of \$8,700,000.00 plus applicable taxes and registration fees, estimated at \$129,075.00, to be funded from the 2007 Capital Budget of the Toronto Police Service, substantially on the terms outlined in Appendix "A" to this report and on such other terms and conditions as may be acceptable to the Chief Corporate Officer, and in a form satisfactory to the City Solicitor.
4. Authority be granted to enter into an Agreement of Purchase and Sale with the Toronto District School Board to acquire the property municipally known as 11 St. Annes Road at a purchase price of \$5,940,000.00 plus applicable taxes and registration fees, estimated at \$87,675.00, to be funded from the 2007 Capital Budget of the Toronto Police Service, substantially on the terms outlined in Appendix "A" to this report and on such other terms and conditions as may be acceptable to the Chief Corporate Officer and in a form satisfactory to the City Solicitor.
5. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to execute, on behalf of the City, the Agreement of Purchase and Sale(s) with the Toronto District School Board.
6. The City Solicitor be authorized to complete the transaction(s) 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 date(s) and on such terms and conditions as she may from time to time consider reasonable.
7. At the time the new Toronto Police Services facility at 2054 Davenport Road is occupied, Toronto Police Service shall declare surplus to its needs the property

municipally known as 209 Mavety Street where the current 11 Division facility is located and transfer jurisdiction of 209 Mavety Street to the Facilities & Real Estate Services Division.

8. At the time the new Toronto Police Services facility at 11 St. Annes Road is occupied, Toronto Police Service shall declare surplus to its needs the property municipally known as 150 Harrison Road where the current 14 Division facility is located and transfer jurisdiction of 150 Harrison Road to the Facilities & Real Estate Services Division.
9. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

The total cost of these acquisitions, in the amount of approximately \$14,856,750.00 including all taxes and charges. Total costs for the 11 Division Facility are \$8,829,075.00 and \$6,027,675.00 for the 14 Division Facility. Funds are available in the 2007 Toronto Police Services Approved Capital Budget in the amount of \$5,500,000.00 and \$4,230,000.00 respectively, funded from the Land Acquisition Reserve Fund. The shortfall is \$5,126,750.00. Funding is available for the acquisition of land for two other division facilities in the amount of \$4,962,000.00. The remainder of \$164,750.00 is available in the Land Acquisition Reserve Fund. It is recommended that funding for the two other division facilities (41 and 54) be transferred to divisions 11 and 14 and that the Police Services 2007 Capital Budget be increased by \$164,750.00, zero net, funded from the Land Acquisition Reserve Fund.

A break down of the contemplated costs for the various properties can be found in Appendices “A” & “C”.

Payments to all Owners:	Purchase price (less GST)	\$14,640,000.00
	Total Payment to TDSB	\$14,640,000.00
City’s Closing Costs:	Land Transfer Taxes – app.	\$216,550.00
	Registration Costs –app.	\$200.00
Net Cost to City less GST		\$14,856,750.00

GST on Total Purchase Price of all Properties \$878,400.00

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

Summary

Real Estate Services seeks authority for the City to acquire the properties municipally known as 2054 Davenport Road and 11 St. Annes Road. These properties are required to relocate Toronto Police Service’s (TPS) current 11 Division and 14 Division facilities.

Negotiations with the Toronto District School Board (TDSB) have been ongoing since August of 2007. The City and TDSB have agreed to the Terms and Conditions as shown on Appendices “A” and “C” to this report and describe the salient terms of these proposed acquisitions which are considered fair and reasonable.

Background Information

Report - Acquisition of Toronto District School Board's 2054 Davenport Road and 11 St. Annes Road Sites

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7998.pdf>)

GM9.21	ACTION			Ward: 23, 24
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North York City Centre Service Road Acquisition

Confidential Attachment - A proposed or pending acquisition or sale of land for municipal or local board purposes (Attachment 1)

(October 19, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. City Council adopt the confidential recommendations to staff in Attachment 1.
2. City Council authorize the public release of the confidential information in attachment 1, upon City Council's adoption of the recommendations in this report.
3. The Offer to Sell from the Owners of the properties known as 49 Pemberton Avenue and 72 Eglinton Ave be accepted substantially on the terms outlined in Confidential Attachment 1 and Appendix "A" to this report, and that each of the Chief Corporate Officer or the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City.
4. The City Solicitor be authorized to complete the 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 date(s) and on such terms and conditions as she may from time to time consider reasonable.
5. The General Manager, Transportation Services defer and accelerate cash flow commensurate with confidential recommendations contained in Attachment 1, which will have no net impact on the approved 2007 approved Transportation Services debt target.
6. Funding be drawn from Transportation Services Account CTP800-08 as a result of reallocating funding from Transportation Services Account CTP407-01 in order to fund the purchase.
7. This report be forwarded to Budget Committee for consideration.
8. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

The total cost of these acquisitions will be funded from Transportation Services Account CTP800-8 by reallocating the funding required for the purchase from Transportation Services Account CTP407-01.

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

Summary

Real Estate Services seeks authority for the City to acquire the properties municipally known as 49 Pemberton Ave and 72 Eglerslie Avenue. These properties are required to expand and complete the North York City Centre Service Road.

Negotiations with the owners of these properties have been ongoing since May 2007. The owners have signed an irrevocable Offer to Sell their properties to the City. Appendix “A” and “B” to this report describes the salient terms of this proposed acquisitions, which are considered fair and reasonable.

Background Information

Report - North York City Centre Service Road Acquisition

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7999.pdf>)

Appendices B and C

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-8000.pdf>)

Confidential Attachment 1

GM9.22	ACTION			Ward: 29
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Acquisition of 1439 Danforth Avenue

Confidential Attachment - A proposed or pending acquisition or sale of land for municipal or local board purposes - (Confidential Attachment 1)

(October 25, 2007) Report from President, Toronto Parking Authority

Recommendations

The Toronto Parking Authority recommends that:

1. City Council authorize the acquisition of 1439 Danforth Avenue, shown on the attached sketch, from Pro-X Properties at the purchase price of \$1,100,000.00, for a total estimated expenditure of \$1,390,000.00 including the purchase price and up to \$290,000.00 for the associated costs such as land transfer tax, survey, environmental studies, legal and the upgrade costs of a municipal surface parking lot.
2. Upon acquisition, the purchased lands be designated for municipal parking purposes, to be managed by the TPA.

3. The appropriate City Officials be authorized to take the actions necessary to give effect thereto.

Financial Impact

Funds in the amount of \$2,000,000 were provided in the 2007 Capital Budget (Captor Number TPA906839). The property purchase will be funded through TPA revenues.

An appraiser has been retained. Although the report has not been completed, preliminary findings have confirmed the market value of the Property to be within the range of TPA's purchase price

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 obtain the City's approval to purchase a property municipally known as 1439 Danforth Avenue, to construct and operate a 19 space surface parking facility to service the short term parking needs in the area, on the terms and conditions outlined in the body of this report.

Background Information

Report - Acquisition of 1439 Danforth Avenue

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-8002.pdf>

Confidential Attachment 1

GM9.23	ACTION			Ward: 18
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Acquisition of 9 Bonar Place

Confidential Attachment - A proposed or pending acquisition or sale of land for municipal or local board purposes -(Confidential Attachment 1)

(October 25, 2007) Report from President, Toronto Parking Authority

Recommendations

The Toronto Parking Authority recommends that:

1. City Council authorize the acquisition of 9 Bonar Place, shown on the attached sketch, from The Estate Of Art Kovari at the purchase price of \$1,000,000.00, for a total estimated expenditure of \$1,427,000.00 including the purchase price and up to \$427,000.00 for the associated costs such as land transfer tax, survey, environmental studies, legal and broker's fee, and the upgrade costs of a municipal surface parking lot.
2. Upon acquisition, the purchased lands be designated for municipal parking purposes, to be managed by the TPA.

3. The appropriate City Officials be authorized to take the actions necessary to give effect thereto.

Financial Impact

Funds in the amount of \$2,000,000 were provided in the 2007 Capital Budget (Captor Number TPA000050). The property purchase will be funded through TPA revenues.

An appraiser has been retained. Although the report has not been completed, preliminary findings have confirmed the market value of the Property to be within the range of TPA’s purchase price

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 obtain the City’s approval to purchase a property municipally known as 9 Bonar Place, to construct and operate a 34 space surface parking facility to service the short term parking needs in the area, on the terms and conditions outlined in the body of this report.

Background Information

Report - Acquisition of 9 Bonar Place
<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-8004.pdf>
 Confidential Attachment 1

GM9.24	ACTION		Ward: All
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Authority to Direct City's Title Conveyance to TEDCO's Purchasers

(October 29, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The City, at the direction of TEDCO, transfer the lands between Midland Avenue and Brimley Road, north of St. Clair Avenue East, all as shown in Attachment 1, directly to the purchaser or purchasers with which TEDCO has entered into agreements of purchase and sale, provided that TEDCO has executed the City’s required transfer agreement and the purchaser transactions TEDCO has entered into have received prior approval by City Council.
2. If TEDCO seeks to transfer other lands, such as 3575 Danforth Avenue, parts of 1035 Sheppard Avenue, or any other property that City Council has agreed to transfer based on the terms of the City’s transfer agreement to TEDCO, directly to the purchaser or purchasers with which TEDCO has entered into agreements of purchase and sale and that have been approved by City Council, then the City, at TEDCO’s direction, may

convey directly to the purchaser.

3. The City Solicitor be authorized to complete the transactions, including the adjustment of closing and other transaction dates, the completion of necessary registrations and payment of any necessary expenses.
4. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

The adoption of the recommendations in this report will have no financial impact on the City, as TEDCO will execute a transfer agreement with the City based on the terms of transfer approved by Council on July 25, 26, and 27, 2006. Implementation of the recommendations in this report will permit TEDCO to realize savings in the payment of Land Transfer Tax.

Summary

This report requests authority to facilitate the completion of transactions of purchase and sale entered into by TEDCO for the property between Midland Avenue and Brimley Road, north of St. Clair Avenue East, (previously authorized by City Council to be transferred by the City to TEDCO) to be transferred directly from the City to the purchasers with which TEDCO has entered into agreements of purchase and sale, provided that TEDCO has received prior approval of these transactions from City Council. Further, this report seeks authority to broaden this permission to include other lands that City Council has agreed to transfer to TEDCO, provided that City Council has approved those transactions by TEDCO.

Background Information

Report - Authority to Direct City's Title Conveyance to TEDCO's Purchasers

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-8006.pdf>)

Attachment 1 - Location of Midland - St. Clair Property

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-8007.pdf>)

GM9.25	ACTION			Ward: 5
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Assumption of a Licence for a Portion of the Fieldway Hydro Corridor for Commuter Parking Purposes

(October 25, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The Chief Corporate Officer be authorized to execute a partial assignment and amendment agreement with Finer Space (Fieldway) Corporation (Finer Space) and Hydro One Networks Inc. (HONI), (the Assignment), for the purpose of assuming the interest of Finer Space as licensee in a parking lot area within the hydro corridor shown as Part 1 on Sketch PS-2007-215a (Part 1 lands) pursuant to a licence agreement dated

March 5, 1998, for the remainder of the term ending December 31, 2007.

2. The Chief Corporate Officer be authorized to execute a new licence with Ontario Realty Corporation (ORC) for the Part 1 lands for the purpose of a commuter parking lot, which licence shall provide for the right of the City to assign this licence as required by the confidential terms of an offer to purchase approved by City Council on April 23 and 24, 2007.
3. The City Solicitor be authorized to attend to the closing of the transaction, including completion of necessary registration, payment of necessary expenses and amendment of any relevant transaction dates.
4. The appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

Financial Impact

The City proposes that the licence fee from the effective date of the assignment of the licence to the City would be on the general terms on which HONI makes lands available for municipal purposes such as commuter parking lots, approximately \$87,000.00 per year including realty taxes. The current lease requires a monthly expenditure of \$18,400.00 including licence fees and realty taxes. When a staff report on a general policy for transactions in respect to hydro corridor lands has been finalized and adopted by City Council, the licence fee for the Part 1 lands would be adjusted to be consistent with this policy, and the licence fee may be reduced.

Funding for 2007 is available in the 2007 Operating Budget for TTC. Funding requirements for future years will be included in the respective year's TTC Budget Submission and accommodated within approved operating budget targets.

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

Summary

This report seeks authority to execute a partial assignment and amendment agreement with Finer Space (Fieldway) Corporation, as licensee, and Hydro One Networks Inc., as licensor, in respect of a parking lot area in the hydro corridor south of Bloor Street West and west and north of Fieldway Road for future TTC commuter parking use. The term of the current licence will end December 31, 2007. Authority is also sought to enter into a new licence in respect of the same parking area for a twenty year term with Ontario Realty Corporation, the current owner of the hydro corridor. The resolution of this license for parking use and a related easement for access across 2 Fieldway Road are conditions of a confidential offer to purchase with SNC-Lavalin Inc. that City Council has approved.

Background Information

Report - Assumption of a Licence for a Portion of the Fieldway Hydro Corridor for Commuter Parking Purposes

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-8032.pdf>)

GM9.26	ACTION			Ward: All
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Ensuring Access to 3-1-1 Information For All Elected Officials

(October 4, 2007) Letter from Councillor Palacio

Recommendations

Councillor Palacio recommends:

1. That City Staff report to the next meeting of the Government Management Committee on how Councillors can be provided with full access to all information obtained through the 3-1-1 system pertaining to any matter within their Ward.

Summary

Requesting the Government Management Committee's consideration of a motion relating to Councillors' access to information obtained as part of the 3-1-1 system.

Background Information

Letter - Ensuring Access to 3-1-1 Information For All Elected Officials
(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-8008.pdf>)