
Government Management Committee

Meeting No.	14	Contact	Yvonne Davies, Committee Administrator
Meeting Date	Thursday, May 15, 2008	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 Item - 10:00 a.m. Item GM14.3

Confirmation of Minutes – April 17, 2008**Communications/Reports**

GM14.1	ACTION			Ward: All
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Request Authority for 2008 - 2009 Insurance Program Renewal

(May 1, 2008) Report from Deputy City Manager and Chief Financial Officer

Recommendations

The Deputy City Manager and Chief Financial Officer recommends that:

1. The City renew the following insurance policies effective June 1, 2008 for a policy period of twelve months, as outlined below in Table (1), plus applicable provincial taxes (and as detailed in Attachment 1):

Table (1)
Expiring versus Renewal Insurance Policies

Insurance Policy	Renewal Premium (\$'s 12 Months Policy Term June1, 2007 to June 1, 2008	Renewal Premium (\$'s 12 Months Policy Term June1, 2008 to June 1, 2009
Primary Liability:		
Comprehensive General Liability	100,000	90,000
Public Officials E &O	100,000	90,000
Automobile	210,093	200,000
Garage Automobile	14,907	14,500
Medical Malpractice Liability	180,000	180,000

Insurance Policy	Renewal Premium (\$'s 12 Months Policy Term June1, 2007 to June 1, 2008	Renewal Premium (\$'s 12 Months Policy Term June1, 2008 to June 1, 2009
Umbrella & Excess Liability:		
Primary Umbrella	1,060,000	850,000
1 st Excess Liability	655,000	589,500
2 nd Excess Liability	151,750	136,575
3 rd Excess Liability	262,500	236,250
4 th Excess Liability	148,750	133,875
5 th Excess Liability	136,000	122,400
Other Policies:		
Property	2,422,531	2,155,572
Boiler & Machinery	206,854	206,854
Crime	89,564	82,847
Aviation	26,368	26,368
Fiduciary Liability	60,000	57,000
Home Day Care Liability	59,902	50,000
Marine	219,224	208,014
TOTAL:	6,103,443	5,429,755

2. Authority be delegated to the Deputy City Manager and Chief Financial Officer to report directly to Council on any changes to the insurance renewal program recommended in this report which occur prior to June 1, 2008.
3. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

This report recommends renewal of the City's Primary & Excess Liability (i.e., Comprehensive General Liability, Public Officials E & O, Automobile and Garage Automobile), Medical Malpractice Liability, Property, Boiler & Machinery, Crime, Aviation, Fiduciary Liability, Home Day Care Liability and Marine insurance policies at an annual cost of \$5,429,755 plus applicable provincial taxes. This represents a significant reduction of \$673,688 or 11.0% from the total premium of \$6,103,443 paid for the expiring policies. The recommended insurance policies provide significant levels of financial protection for the City, e.g., unlimited accident benefits coverage under the auto policy (following the application of the applicable retention amount), \$500,000,000 property insurance limit covering City buildings, facilities, contents, equipment, etc., an overall limit of \$100,000,000 in liability insurance coverage.

Funding is provided from the City's Insurance Reserve Fund based on charges included in the 2008 Operating Budgets of City programs and participating agencies, boards and commissions plus contributions from the Non-Program account which were adjusted to reflect the recommendations included in the report. Given the reduction in the overall premium achieved for this renewal, a planned increased contribution may not be required from the Non-Program Budget in 2009.

Summary

The purpose of this report is to obtain Council authority to renew the City's property and casualty insurance policies effective June 1, 2008. The recommended renewal achieved a premium reduction of \$673,688 or 11% from the premium paid on the expiring policies while still maintaining the same coverage limits. This positive result is due to favourable insurance market conditions and successes in the City's risk management program.

Background Information

Report - Request Authority for 2008 - 2009 Insurance Program Renewal
<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12762.pdf>

GM14.2	ACTION		Delegated	Ward: All
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Enterprise Portal Software Agreement

(April 30, 2008) Report from Chief Information Officer, Information and Technology and Director, Purchasing and Materials Management

Recommendations

The Chief Information Officer and the Director of Purchasing and Materials Management recommend that:

1. Authority be granted to enter into an agreement with IBM Canada Inc., the vendor of record selected by the Province of Ontario through a competitive process for the supply, maintenance and support, installation and configuration, and training of an Enterprise Portal Software Solution in the amount not to exceed \$870,000.00 net of GST for the period ending April 5th, 2010, with the option to renew for two (2) additional one (1) year periods at the sole discretion of the City, in an amount not to exceed \$105,000 net of GST from April 6, 2010 to April 5, 2011 and an amount not to exceed \$110,250 net of GST from April 6, 2011 to April 5, 2012. Should the option to renew be exercised, then the Chief Information Officer will instruct the Director, Purchasing and Materials Management to process the necessary contract renewals under the same terms and conditions. The total potential value of the agreement shall not exceed \$1,085,250.00 net of GST, including all optional extensions.
2. Authority be granted for the delegation of signing authority for all schedules, attachments or other implementation documentation for the acquisition of products or services under this agreement to the Chief Information Officer provided that expenditures do not exceed the approved Council spending authority for the agreement without further authorization.

Financial Impact

The report identifies a total potential contract of \$1,139,512, including all taxes and charges. The total potential cost to the City net of GST is \$1,085,250. Funding is available in the 2008 Information & Technology Capital Budget in WBS element CIT045-01-07 (Web Portal Technology) in the amount of \$240,000 net of GST for 2008 and \$460,000 net of GST for 2009. Funding will also be requested in the 2009 Information and Technology Operating Budget submission in the amount of \$50,000 net of GST in cost centre IT2010 (Web Management Services). Funding for 2010 in the amount of \$120,000 will be requested in the 2010 Information & Technology Operating Budget submission in cost centre IT2010 (Web Management Services).

Should the options to renew be exercised, then the Chief Information Officer will include funds in the amount of \$105,000 net of GST in the Information & Technology Division Operating Budget submission for 2011 in cost centre # IT2010 (Web Management Services) and \$110,250 net of GST in the Information & Technology Division Operating Budget submission for 2012 in cost centre # IT2010 (Web Management Services).

		2008	2009	2010	2011	2012
Licences	Capital	\$ 200,000	\$ 400,000			
Installation and Configuration	Capital	\$ 20,000				
Training	Capital/	\$ 20,000	\$ 60,000	\$ 20,000		

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	Operating (2010) *					
Maintenance and Support	Operating	N/A	\$ 50,000	\$ 100,000	\$105,000	\$110,250
Per Year Sub-total		\$240,000	\$510,000	\$120,000	\$105,000	\$110,250
Contract & Option Years		\$870,000			\$215,250	
Total net of GST		\$1,085,250				

* Training treated as a capital cost 2008 and 2009 and an operating cost in 2010. The 2010 costs are for ongoing training after implementation.

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

Summary

This report is within the delegated authority of the Government Management Committee.

The purpose of this report is to seek authority to enter into an agreement with IBM Canada, the vendor of record selected by the Province of Ontario through a competitive process for the supply, maintenance and support, installation and configuration, and training of an Enterprise Portal solution for the “Web Vitalization Internet (External) Program Delivery 2008-2009”.

Background Information

Report - Enterprise Portal Software Agreement

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12763.pdf>)

GM14.3	ACTION	10:00 AM		Ward: All
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Proposed Local and Sustainable Food Procurement Policy and Implementation Plan

Speakers

(May 1, 2008) Report from Richard Butts, Deputy City Manager

Recommendations

The Deputy City Manager, Richard Butts recommends that:

1. City Council adopt the Local and Sustainable Food Procurement Policy as presented in Appendix A of this report, which establishes that it is the policy of City Council to progressively increase the percentage of food being served at City owned facilities or

purchased for City operations from local farms and food that is grown in a sustainable manner; and

subject to the adoption of Recommendation Number One, it is further recommended that:

2. The Director of the Toronto Environment Office, the Director of Purchasing and Materials Management and the Division Heads of the five City Divisions (Children Services, Homes for the Aged, Facilities and Real Estate, Parks, Forestry and Recreation and Shelter, Support and Housing Administration) that have the greatest role in implementing this policy provide in May 2009 a report that: 1) establishes a benchmark as to what products currently being consumed are produced locally; 2) establishes annual targets for each Division for the purchase of locally produced and certified local and sustainable food; and 3) identifies estimated financial and operational implications.
3. The Division Heads of the five City Divisions (Children Services, Homes for the Aged, Facilities and Real Estate, Parks, Forestry and Recreation and Shelter, Support and Housing Administration) that have the greatest role in implementing this policy include in their 2009 operating budget submissions, requests for funds to support implementation of the Local and Sustainable Food Procurement Policy.
4. The Local and Sustainable Food Procurement Policy be applied on a go forward basis for upcoming RFPs and RFQs for food related procurement and that for existing contracts staff enter into discussions with the vendors to determine where and how the policy could be implemented within the context of existing contracts.
5. The Province of Ontario be requested to partner with the City of Toronto in this effort and provide funding to help address any increases in operating costs that may occur in City operations that receive significant funds from the Province through implementation of this policy.
6. The Director of the Toronto Environment Office on behalf of the City of Toronto be authorized, at no financial cost to the City, to enter into for a two-year period a Memorandum of Understanding with the non-profit organization Local Food Plus, in a form and content satisfactory to the City Solicitor, for the purpose of engaging Local Food Plus in assisting the City in identifying food and products that are local and sustainable.
7. The Director of the Toronto Environment Office, with the assistance of the City Manager's Office, initiate work with the appropriate City's Agencies, Boards, Commissions and Corporations to develop a similar policy for their operations and report to the Executive Committee on this work in 2009.
8. The Director of the Toronto Environment Office be authorized to allocate funds up to \$100,000 in 2008 from the approved operating budget for the Live Green Toronto program to assist City Divisions in meeting any cost increases associated with implementation of the Local and Sustainable Food Procurement Policy in 2008.

9. The Budget Committee be requested to support potential operating budget increases that may be required to accommodate implementation of the Local and Sustainable Food Procurement Policy in subsequent years.

Financial Impact

In order to estimate the financial implications of adopting a local and sustainable food procurement policy, staff have drawn from the experience of the University of Toronto (U of T) which adopted a 10% local and sustainable procurement policy in 2006. The University found, on average, a 15% increase in the cost for procurement of food that is local and sustainable. This increase was only experienced on the percentage of the budget allocated to the purchase of local and sustainable food.

The U of T in its procurement policy set a target that 10% of the food would be certified as local and sustainable and they interpreted this as 10% of the food budget should be spent on these purchases. For example, if the total food budget was \$1 million, then \$100,000 should be allocated for local and sustainable food purchases. The average 15% cost increase would be on that \$100,000, representing a \$15,000 increase in the food budget.

If the City of Toronto were to follow a similar approach for its current \$11 million annual food budget it would result in an increase of \$165,000 in the required operating budget (10% of \$11 million equals \$1.1 million times 15% equals \$165,000).

The U of T example provides an indication of what might be the financial implications. However, City Operations are very different in terms of client groups, the amount of food being prepared on-site and food preparation operations. As the City gets more experience in implementing a local and sustainable food procurement policy it will be able to more accurately identify and quantify probable cost changes.

Estimating what the financial implications might be on contracts with vendors operating food concessions out of City facilities is also difficult at this time. There is a possibility that it may result in less revenue being generated for the City from these contracts because the vendor may have increased operating costs.

To address potential cost pressures in 2008, it is recommended that an amount up to a maximum of \$100,000 be allocated from the approved 2008 operating budget of the Toronto Environment Office for the Live Green Toronto program. This money would only be accessed to support any identified cost increases associated with the implementation of the local food procurement policy in 2008.

For 2009 and beyond the financial implications of implementing the Local and Sustainable Food Procurement policy should be identified and integrated into the operating budget submissions of the engaged Divisions and appropriate City Agencies, Boards and Commissions. The budget submissions should clearly articulate what is the local and sustainable food objective and the estimated cost comparison to alternative purchases.

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

Summary

In July 2007, Council unanimously adopted the Climate Change, Clean Air and Sustainable Energy Action Plan, the “Climate Change Action Plan”. Included in that plan are directions to take action to promote the production and consumption of locally grown food, including a review of the City’s own food procurement policy. This report offers recommendations for establishing and implementing a local and sustainable food procurement policy for all City operations.

With respect to local and sustainable food, “local” is being defined as food that is grown in the GTA, Greenbelt, and other regions in Ontario, “sustainable” is food produced by farmers who are utilizing food production and processing processes that are environmentally and socially responsible and which will guarantee the lands will be viable for agricultural production for future generations. “Food” includes fruits, vegetables, meats, poultry, dairy products, eggs, fish and seafood, grains, legumes, nuts, seed, beverages, oils, fats and sweeteners, as well as foods made from a combination of these ingredients.

There is well documented evidence that there is significant greenhouse gas and smog causing emissions associated with the growing, transportation, processing, packaging, and storage and preparation of food. One study in the United States found that of the energy used in the food system, 36% is for production, 24% for transportation and 40% for processing and packaging. In order to achieve the greenhouse gas emission reduction targets of the Climate Change Action Plan, action must be taken on all sources of emissions. A shift in consumption to food that is grown locally and in a sustainable manner will help reduce the emissions associated with food transportation and production.

Background Information

Report - Proposed Local and Sustainable Food Procurement Policy and Implementation Plan (<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12764.pdf>)

GM14.4	ACTION			Ward: All
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Toronto Civic Employees’ Pension and Benefit Fund – Increase in Pensioner Benefits - Non-retroactive Adjustment for Full CPI Increases 1989-1993

(April 14, 2008) Report from Treasurer

Recommendations

The Treasurer recommends that:

1. Effective January 1, 2008, the benefits payable to eligible pensioners of the Toronto Civic Employees’ Pension and Benefit Fund be increased non-retroactively to reflect 100% CPI increases for the years 1989-1993 inclusive.

2. The estimated cost of \$10.5 million be paid from the Fund's surplus which had a balance of \$164.4 million as at December 31, 2007.
3. By-Law No. 380-74 of the former City of Toronto governing the Toronto Civic Employees' Pension and Benefit Fund 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 the recommended improvement is approximately \$10.5 million and is to be paid from the Fund's surplus. That surplus balance was \$164.4 million as at December 31, 2007 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 a one-time increase in benefits for eligible pensioners of the Toronto Civic Employees' Pension & Benefit Fund in receipt of payments on January 1, 2008, to bring them up non-retroactively to the levels which would then have been in effect if the cost-of-living supplements for the years 1989 to 1993 had matched the increases in the Consumer Price Index (CPI).

The preliminary 2007 Actuarial Valuation results for the Fund presented to the Toronto Civic Employees' Pension Committee in February 2008 highlighted its continued strong financial position. The actuary has reported to the Committee the cost of the recommended increase to be approximately \$10.5 million. It is to be paid from the Fund's surplus which the Valuation indicated was \$164.4 million as at December 31, 2007.

Background Information

Report - Toronto Civic Employees' Pension and Benefit Fund - Increase in Pensioner Benefits - Non-retroactive Adjustment for Full CPI Increases 1989-1993
<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12766.pdf>

4a The Toronto Civic Employees' Pension and Benefit Fund – Possible Uses of Surplus

(April 22, 2008) Letter from The Toronto Civic Employees' Pension and Benefit Fund Committee

Recommendation

The Toronto Civic Employees' Pension and Benefit Fund Committee recommends that City Council approve a one-time increase in pensions for members of the Toronto Civic Employees' Pension and Benefit Fund, effective January 1, 2008.

Summary

The Toronto Civic Employees' Pension and Benefit Fund Committee on February 21, 2008, considered a report (February 14, 2008) from the Fund's Actuary, Buck Consultants Limited, Based on an earlier request of providing a one-time increase for pensioners.

Background Information

Letter - The Toronto Civic Employees' Pension and Benefit Fund -Possible Uses of Surplus (<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12767.pdf>)

GM14.5	ACTION			Ward: All
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Metropolitan Toronto Police Benefit Fund Retirement Compensation Arrangement (RCA)

(May 5, 2008) Report from Treasurer

Recommendations

The Treasurer recommends that:

1. By-law No. 18-97 governing the Police Benefit Fund RCA be amended to delete the requirement that the RCA be entirely advance-funded as if it were a pension plan.
2. Any future inadequacy in the Police Benefit Fund RCA be dealt with on a pay-as-you-go basis.
3. Authority be granted for introduction of the appropriate Bill in Council to implement Recommendation (1).
4. City staff be authorized to take all necessary steps to implement Recommendations (1) to (3).

Financial Impact

There are no financial implications arising from this report. The Metropolitan Toronto Police Benefit Fund RCA has assets valued at \$1,047,000 and funding liabilities of \$1,195,000 as at December 31, 2006. The recommended change in the by-law would mean that further funding for the RCA would not be required this year and will not need to be addressed until the existing assets can no longer make the top-up payments.

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

Summary

This report seeks authority to amend the by-law governing the Retirement Compensation Arrangement (RCA) for the Metropolitan Toronto Police Benefit Fund so as to remove the requirement that the City must take immediate steps to eliminate any periodically-determined deficiency in the RCA's funding (i.e., its inadequacy to cover all eventual payments, even though there may be enough to cover payments for some considerable time into the future) as if it were a pension plan, and to adopt a “pay-as-you-go” approach as the most prudent and cost-effective way of providing the required top-up payments if the RCA ever nears exhaustion.

Background Information

Report - Metropolitan Toronto Police Benefit Fund Retirement Compensation Arrangement (RCA)

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12768.pdf>)

GM14.6	ACTION			Ward: 10
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Tax Exemption Agreements for 4588 and 4600 Bathurst St. (Bathurst Jewish Centre and United Jewish Welfare Fund).

(May 1, 2008) Memo from Councillor Feldman, Ward 10, York Centre

Recommendations

It is recommended that:

1. The Treasurer, in consultation with the City Solicitor, prepare a report for a future meeting of the Government Management Committee verifying whether the two properties at 4588 and 4600 Bathurst Street meet the eligibility criteria under the existing Rebate Program for Ethno-cultural Centres, and whether there are other similar properties that are exempt due to private legislation and/or pre-amalgamation agreements that would also qualify under the Ethno-cultural Rebate Program.
2. The Treasurer's report also advise on the feasibility and implications of amending or terminating the existing tax exemption agreements with the property owners in each case, with a view to maintaining the current tax exempt status of these properties, with appropriate recommendations as warranted.

Summary

To request a report to the Government Management Committee on a possible tax exemption for the United Jewish Welfare Funds properties at 4588 and 4600 Bathurst Street.

Background Information

Motion - Tax Exemption Agreements for 4588 and 4600 Bathurst Street (Bathurst Jewish Centre and United Jewish Welfare Fund)

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12770.pdf>)

GM14.7	ACTION			Ward: All
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Geo-thermal Energy – Utility Arrangement

(Deferred from April 17, 2008 meeting for public debate and consideration)

(March 31, 2008) Report from Chief Corporate Officer

Financial Impact

Under the geo-thermal energy utility arrangement the City would not own or operate the geo-thermal system. The City would only pay for actual energy produced from the geo-thermal system at a rate equal to or lower than the existing utility rate and therefore there are no negative financial impacts.

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

Summary

The purpose of this report is to report back as requested on the feasibility of using a geo-thermal energy utility approach similar to the solar utility approach previously approved by Council.

Background Information

Report - Geo-thermal Energy - Utility Arrangement
<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12660.pdf>

GM14.8	ACTION			Ward: 8
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Amendment to Existing Lease Agreement between City of Toronto and Toronto Azzurri Soccer Club

(April 24, 2008) Report from General Manager, Parks, Forestry and Recreation

Recommendation

The General Manager of Parks, Forestry and Recreation Division recommends that:

1. Authority be granted to negotiate and execute an amendment to the current Lease Agreement between the City and the Toronto Azzurri Soccer Club, effective June 1, 2008, for the duration of the term expiring on December 31, 2025, in accordance with the amendments set out in Appendix 'A' to this report and such other terms and

conditions as are acceptable to the General Manager of Parks, Forestry and Recreation, and all in a form and content satisfactory to the City Solicitor.

Financial Impact

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

Summary

The purpose of this report is to request Council authority to amend the existing Lease Agreement between the City of Toronto and the Toronto Azzurri Soccer Club (the Soccer Club) for the operation and construction of a soccer field and field house at the City's Keele Reservoir, municipally known as 4995 Keele Street. The amendments include increasing the size of the leased area, expanding the use to allow other sports, permitting the construction of a parking lot and setting field maintenance standards.

The Toronto Azzurri Soccer Club has requested amendments to the Lease Agreement entered into with the City in January 2006. To ensure that the City's interests are protected, Parks, Forestry and Recreation staff also wishes to make additional amendments to the Lease Agreement.

The existing Lease Agreement is net and carefree to the City and the City will not incur any expenses as a result of any proposed amendments to the existing Lease Agreement.

Background Information

Report - Amendment to Existing Lease Agreement between City of Toronto and Toronto Azzurri Soccer Club

<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12771.pdf>

GM14.9	ACTION			Ward: 27
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Lease Extension for Old City Hall to Her Majesty the Queen in Right of Ontario as Represented by the Minister of Public Infrastructure Renewal

(April 10, 2008) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

- 1 Council authorize entering into a Lease Extension and Amending Agreement with Ontario Realty Corporation (the "Tenant"), acting on behalf of Her Majesty the Queen in right of Ontario as represented by the Minister of Public Infrastructure, to use and occupy 164,389.41 square feet of rentable area at 60 Queen Street West, (the "Premises"), including and incorporating the Lease Agreement dated October 15th 2003 for 430 square feet of office space, commencing on January 1st, 2007 and expiring on December 31st, 2016, substantially on the terms and conditions as set out in Appendix

“A” and on such other terms and conditions as approved by the Chief Corporate Officer, or his or her designate, and in a form and content acceptable to the City Solicitor.

2. The Chief Corporate Officer be authorized to administer and manage the Lease Extension 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 proposed agreement is for a base rent of \$34.96 per square foot of rentable area (164,389.41 square feet), for a total of \$5,747,053.78 per year for the ten (10) year term, commencing retroactively on January 1, 2007. The base rent will be adjusted upwards annually in accordance with any increases in the Consumer Price Index. Throughout the Term, the Tenant will also be responsible for additional rent for maintenance, janitorial and maintenance costs, which is estimated at \$14.20 per square foot of maintainable area (186,090.35 square feet), and will be adjusted annually in accordance with the actual costs. Therefore, the proposed total annual rent is \$8,389,536.75, or \$51.04 gross per square foot of rentable area, subject to applicable adjustments.

The Old City Hall lease revenues are part of the Facilities and Real Estate annualized operating budgets. While the 2007 and 2008 Operating -Budgets were based on the previous lease agreements, the future year operating budget submissions will include revenues based on the proposed Lease.

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 authority to enter into a Lease Renewal Agreement with Ontario Realty Corporation, acting as agent on behalf of Her Majesty the Queen in right of Ontario as represented by the Minister of Public Infrastructure Renewal, for the extension of the lease at 60 Queen Street West. The proposed Lease Renewal is for a ten (10) year term, commencing retroactively on January 1st, 2007

Background Information

Report - Lease Extension for Old City Hall to Her Majesty the Queen in Right of Ontario as Represented by the Minister of Public Infrastructure Renewal

<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12772.pdf>

Appendix A - GM14-9

<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12773.pdf>

Appendix B - GM14-9

<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12774.pdf>

GM14.10	ACTION			Ward: 19
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Leasing 35 Strachan Avenue to The Furniture Bank and Eva's Initiatives

(April 30, 2008) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that City Council:

1. Authorize the Chief Corporate Officer to enter into a Below Market Rent tenancy agreement with The Furniture Bank, for a five (5) year term, with the option to renew for one five-year term based on the terms and conditions set out in the attached Appendix "A", and other terms and conditions acceptable to the Chief Corporate Officer, and in a form acceptable to the City Solicitor.
2. Authorize the Chief Corporate Officer to enter into a Below Market Rent tenancy agreement with Eva's Initiatives, for a five (5) year term, with the option to renew for one five-year term and based on the terms and conditions set out in the attached Appendix "B", and other terms and conditions acceptable to the Chief Corporate Officer, and in a form acceptable to the City Solicitor.
3. The Chief Corporate Officer be authorized to administer and manage the lease agreements 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 proposed leases will have no cost to the City. All operating and capital costs related to the building occupancy will be paid by the tenants. In accordance with the City's Below Market Rent Policy (BMR), the opportunity costs of entering into the BMR term must be determined and as a result, the total opportunity costs for both leases, assuming a full ten year tenancy, are estimated to be \$1,466,000.

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

Summary

The purpose of this Report is to obtain City Council authority to enter into new Below Market Rent (BMR) lease agreements with two Community groups, Furniture Bank and Eva's Initiatives, at 35 Strachan Avenue. The proposed tenancy is for a term of five years commencing June 1, 2008 with one five-year renewal option. The Tenants would take full responsibility for all operating and capital costs, and would maintain the property in a state of good repair.

The subject property is an old Police vehicle maintenance garage that is slated for demolition should the Front Street extension proceed.

Both The Furniture Bank and Eva's Initiatives are existing BMR tenants. The Furniture Bank is being required to relocate due to a City decision to convert their existing facilities at 200 Madison Avenue for new affordable housing, while Eva's Initiatives is expanding their programs at their location in the adjacent building next door.

Background Information

Report - Leasing 35 Strachan Avenue to The Furniture Bank and Eva's Initiatives

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12775.pdf>)

Schedule A - GM14-10

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12776.pdf>)

Schedule B - GM14-10

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12777.pdf>)

Schedule A Attachment - GM14-10

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12778.pdf>)

Schedule B Attachment - GM14-10

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12779.pdf>)

Schedule C - GM14-10

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12780.pdf>)

GM14.11	ACTION			Ward: 18
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Grant of Permanent Easement(s) to the Canadian National Railway Company and the Canadian Pacific Railway in a Portion of the Former CP Spur Lead

(April 25, 2008) Report from Chief Corporate Officer

Recommendation

The Chief Corporate Officer recommends that:

1. City Council grant authority to enter into permanent easement(s) agreement with CN and CPR for the relocation of fibre optic and communication cable devices on City-owned lands shown as Parts 1 to 8 on Sketch No. PS-2006-096a (the "Property"), as shown on Appendix "B" and substantially on the terms and conditions outlined in Appendix "A" and on such further terms as may be acceptable to the Chief Corporate Officer and in a form satisfactory to the City Solicitor.

Financial Impact

Revenue in the amount of \$55,700.00, an administration fee of \$500.00 and a title registration fee of \$70.70, plus any applicable GST is anticipated

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 authority to grant easement(s) to the Canadian National Railway Company (“CN”) and the Canadian Pacific Railway (“CPR”) for the installation, access and maintenance of fibre optic and communication cable devices required in connection to the proposed rail-to-rail grade separation near Dupont and Dundas Streets on City-owned lands shown as Parts 1 to 8 on Sketch No. PS-2007-096a. The proposed easement in favour of CN and CPR would be substantially on the terms and conditions outlined in Appendix “A” to this report.

Background Information

Report - Grant of Permanent Easement(s) to the Canadian National Railway Company and the Canadian Pacific Railway in a Portion of the Former CP Spur Lead

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12781.pdf>)

Appendix A - GM14-11

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12782.pdf>)

Appendix B - GM14-11

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12783.pdf>)

GM14.12	ACTION			Ward: 29
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Easement Agreement / Grant of Right of Way Affecting the South Side of Carpark No. 78 (35 Erindale Avenue)

(May 1, 2008) Report from President, Toronto Parking Authority

Recommendations

The Toronto Parking Authority recommends that:

1. City Council authorize the granting of a temporary easement in the nature of a Right of Way (“ROW”) to 180 Danforth Inc. for lands on the south flank of Carpark No. 78 (35 Erindale Avenue), as illustrated on the attached Survey, with the following terms:
 - (i) term of 30 years;
 - (ii) right of early termination by either party upon redevelopment of the 180 Danforth Avenue site;
 - (iii) the ROW will be granted for the sum of \$50,000;
 - (iv) the ROW will have dimensions of approximately 18m in length with a width of 2.6m and be stratified in height extending from grade level to 4m above grade; and

- (v) the ROW is for non-exclusive use of the easement lands for the manoeuvring of vehicles and does not allow the use of the easement lands for storage of any items, including vehicles.
2. The appropriate City Officials be authorized and directed to take the actions necessary to give effect thereto.

Financial Impact

The \$50,000 additional revenue will be accounted for in the 2008 approved Operating Budget.

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 City Council approval for the granting of an easement to 180 Danforth Inc., for the purpose of vehicular access to and egress from a portion of City-owned property which is operated under the Toronto Parking Authority. The Property Management Committee has reviewed this matter and concurred, the proposed easement lands have been declared surplus pursuant to a Delegated Approval Form Tracking No. 2008-022.

Background Information

Report - Easement Agreement / Grant of Right of Way affecting the south side of Carpark No. 78 (35 Erindale Avenue)

<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12784.pdf>

Location Map - GM14-12

<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12785.pdf>

Survey - GM14-12

<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12786.pdf>

GM14.13	ACTION			Ward: 1
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Acquisition of 6 and 8 Barkwin Drive

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

(May 1, 2008) Report from President, Toronto Parking Authority

Recommendations

The Toronto Parking Authority recommends that:

1. City Council authorize the acquisition of 6 & 8 Barkwin Drive (refer to attached Location Map) from Gladwood Homes Limited for a purchase price of \$465,000 plus

the expenditure of an additional \$250,000 for construction and associated costs such as land transfer tax, survey, environmental studies, legal and brokerage fees for a total cost of \$715,000.

2. City Council approve reallocation of capital funds provided in the 2008 Capital Budget from the King E. of Spadina – Revitalization project (Captor Number TPA906837 and SAP Number CPK082) to the Barkwin & Islington project (Captor Number TPA907299 and SAP Number CPK132) in the amount of \$715,000 in order to facilitate the purchase and construction of the carpark.
3. City Council approve the enactment of a special levy (Benefiting Assessment) defined as a Local Improvement Charge under Ontario Regulation 596/06 pursuant to the City of Toronto Act to be levied against the benefiting BIA commercial property owners.
4. Upon acquisition, the purchased lands be designated for municipal parking purposes, to be managed by the TPA.
5. The City Solicitor be authorized to complete the purchase transaction, deliver any notices, pay any expenses and amend the closing and other dates to such earlier or later date(s), on such terms and conditions, as she may, from time to time, determine.
6. The appropriate City Officials be authorized to take the actions necessary to give effect thereto.
7. City Council authorize the public release of the confidential information in Attachment 1, if Council approves the acquisition and the transaction is completed to the satisfaction of the City Solicitor.

Financial Impact

No funds were provided in the 2008 Capital Budget. We will reduce the 2008 Capital Budget for King E. of Spadina – Revitalization project (Captor Number TPA906837 and SAP Number CPK082) by \$715,000 in order to fund the cost of acquisition and development of the Barkwin & Islington project (Captor Number TPA907299 and SAP Number CPK132). The construction component of the Barkwin & Islington project will be no more than \$250,000 and will be recovered by way of a Benefiting Assessment.

We have retained the services of an independent appraisal firm to ascertain the value of the subject property. According to the report, the TPA's purchase price for the property is considered fair, reasonable and reflective of fair market value.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree 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 6 & 8 Barkwin Drive, to construct and operate a 22 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 6 and 8 Barkwin Drive

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12787.pdf>)

Confidential Attachment 1 - GM14-13

GM14.14	ACTION			
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Authority for City Solicitor to Recover Accommodation Cost Arrears owing to Homes for the Aged

(April 15, 2008) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. Council authorize the commencement of litigation against C.W. and/or C.D. to recover outstanding accommodation costs in the amount of \$16,158.86 (as of April 4, 2008), plus \$2,091.45 per month until the date of judgement, plus interest and costs, and to grant authority to appeal any decision where warranted, to discontinue or to settle the action or claim where it is concluded that it is reasonable to do so (including authority to effect a write off of any amounts as necessary), and to execute any documents in furtherance hereto, all in consultation with the General Manager, Toronto Homes for the Aged, or her designate.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect hereto.

Financial Impact

The Recommendations will have no financial impact beyond what has already been approved in the current year's budget

Summary

This report is to obtain authority to initiate litigation against C.W. and/or C.D. to recover outstanding accommodation costs owing to the City of Toronto (Homes for the Aged Division) in the amount of \$16,158.86 (as of April 4, 2008), plus \$2,091.45 per month until the date of judgement, plus interest and costs.

Background Information

Report - Authority for City Solicitor to Recover Accommodation Cost Arrears owing to Homes for the Aged

(<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12789.pdf>)

GM14.15	ACTION			Ward: 5
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Third Party Development Opportunity for a Portion of the Westwood Lands

(May 8, 2008) Report from Chief Corporate Officer

Recommendation

The Chief Corporate Officer recommends that:

1. If a Memorandum of Understanding in respect of the proposed sale and development of a portion of the Westwood property that staff can recommend to Council for execution is negotiated by May 9, 2008, then staff submit a supplementary report to Government Management Committee at its meeting of May 15, 2008. If an MOU that staff can recommend to Council is negotiated after May 9, 2008 but before May 20, 2008, then staff report directly to Council at its meeting of May 26 and 27, 2008.

Financial Impact

There are no financial implications resulting from the adoption of this report. If an MOU is entered into and an offer to purchase for a portion of the Westwood lands is received by the City, then the financial implications of any transaction will be reported on fully in the transaction report.

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

Summary

On December 11, 12 and 13, 2007, City Council adopted the recommendations in Item PG11.3 of the Planning and Growth Management Committee regarding the vision of the West District Design Initiative for three properties, including the Westwood lands. A confidential attachment to the report indicated that a party had expressed an interest in purchasing a portion of the Westwood property and requested that their identity and intentions be kept confidential.

Negotiations with this party of a Memorandum of Understanding (MOU) regarding the possible purchase and development of a portion of the Westwood lands are continuing. If an MOU that staff can recommend to Council is negotiated by May 9, 2008, staff will report further in a supplementary report to Government Management Committee at its meeting on May 15, 2008. If an MOU that staff can recommend to Council is negotiated after May 9, 2008 but before May 20, 2008, then staff will report directly to Council at its meeting of May 26 and 27, 2008.

Background Information

Report - Third Party Development Opportunity for a Portion of the Westwood Lands
<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12830.pdf>