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## Executive Committee

<b>Meeting No.</b>	29	<b>Contact</b>	Patsy Morris, Committee Administrator
<b>Meeting Date</b>	Monday, February 2, 2009	<b>Phone</b>	416-392-9151
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	exc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall	<b>Chair</b>	Mayor David Miller

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Executive Committee		
Mayor David Miller (Chair) Deputy Mayor Joe Pantalone (Vice-Chair) Councillor Shelley Carroll Councillor Janet Davis Councillor Glenn De Baeremaeker	Councillor Paula Fletcher Councillor Norm Kelly Councillor Gloria Lindsay Luby Councillor Giorgio Mammoliti	Councillor Pam McConnell Councillor Joe Mihevc Councillor Howard Moscoe Councillor Kyle Rae

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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.**

**Confirmation of Minutes - January 5, 2009**

**Communications/Reports**

EX29.1	ACTION			Ward: All
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**Implementation: New Model to Enhance Toronto's Economic Competitiveness**

**Origin**

(January 19, 2009) Report from the City Manager

**Recommendations**

The City Manager recommends that:

Board Remuneration

1. the recommended rates of remuneration for citizen appointees to the Boards of Directors of Build Toronto and Invest Toronto include attendance at board and committee meetings and service on any subsidiary or associated board;
2. with respect to Build Toronto, the following annual remuneration be set:
  - a. citizen board members: an annual retainer of \$5,000 plus a per meeting fee of \$500 with a cap on total annual remuneration of \$15,000;
  - b. citizen Vice-Chair (while Mayor is Chair): an annual retainer of \$30,000 (with no meeting fee) in recognition that this Vice-Chair will be required to take on additional duties to support the Mayor in his role as Chair;
  - c. once a citizen assumes the Chair: the remuneration for a citizen Vice-Chair (if a citizen is Chair) will be set at the same rate as a citizen board member; and
  - d. citizen Chair: an annual retainer of \$40,000 (with no meeting fee) in recognition of the time demands for client and stakeholder contacts beyond formal board meetings;

3. with respect to Invest Toronto, the following annual remuneration be set:
  - a. citizen board members: no remuneration be paid recognizing that while the City will benefit from the expertise and contributions of these members, the members and their respective sectors may also benefit through new business contacts and opportunities; and
  - b. citizen Vice-Chair (Mayor is Chair): an annual retainer of \$15,000 (with no meeting fee) in recognition of the additional duties that would be required to support the Mayor in his role as Chair.

#### Policy With Respect to the Transfer of Assets to Corporations

4. Council adopt, as the City's policy with respect to the transfer of assets by the City to corporations, as required by Section 7 of Ontario Regulation 609/06, the proposed By-law attached as Appendix "A";
5. authority be granted for the introduction in Council of any bills necessary to implement the foregoing;

#### Toronto Business Development Centre

6. The General Manager of Economic Development, Culture and Tourism and the City Solicitor be authorized to take any action that he or she determines is necessary and appropriate to remove any provisions or statements that provide, state or suggest that Toronto Business Development Centre, a non-share corporation, is an agent or a representative of the City; and

#### Corporate Operating By-Laws

7. Council approves By-Law Number 1 of City of Toronto Economic Development Corporation and new by-laws for each of Build Toronto Inc. and Invest Toronto Inc. as attached in Appendix B, C and D.

#### **Summary**

This report updates Council on the overall progress to date of the implementation of the New Model to Enhance Toronto's Economic Competitiveness.

Four specific implementation requirements are addressed as follows:

1. remuneration for citizen members of Build Toronto and Invest Toronto boards;
2. an asset transfer policy required by Ontario Regulation 609/06 to be in place before any lands can be transferred to Build Toronto by the City;
3. a resolution to support the proposal by the Toronto Business Development Centre (a small business incubator) that it no longer be considered or act as an agent or representative of the City, to be consistent with the City's relationship with other

incubators; and

4. presentation of operating by-laws adopted by the boards of directors of Build Toronto Inc., Invest Toronto Inc. and TEDCO for Council/shareholder approval as required by the Ontario Business Corporations Act

### Financial Impact

With regard to board remuneration, there is no financial impact on the City since remuneration is paid by the corporations.

Estimated initial total maximum citizen remuneration for each board:

Board (While Citizen Vice-Chair and Mayor is Chair)	Estimated Total Annual Maximum (1 <sup>st</sup> Year)
Build Toronto (total for all citizen appointees)	\$120,000
Invest Toronto (citizen Vice-Chair only)	\$ 15,000

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

### Background Information

Implementation: New Model to Enhance Toronto's Economic Competitiveness

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18571.pdf>)

Amended Appendix B By-law 1 of Build Toronto Inc.

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18821.pdf>)

Amended Appendix C By-law 1 of Build Toronto Inc.

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18822.pdf>)

EX29.2	ACTION	12:00 PM		Ward: 6, 13, 14, 28, 30, 32, 36, 44
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### Toronto Beaches Plan

#### Presentation Item

#### Origin

(January 13, 2009) Report from the General Manager, Toronto Water, the General Manager, Parks, Forestry and Recreation and the Medical Officer of Health

#### Recommendations

The General Manager, Toronto Water and the General Manager, Parks, Forestry and Recreation recommend that:

1. Council approve the action plan outlined in attachment 1 to improve Toronto's swimming beaches in 2009-10.

2. A three-year pilot project be undertaken at Sunnyside Beach to enclose a portion of the swimming area and provide water that meets Ontario's recreational water quality standard at a cost not to exceed \$1,000,000.00 (net of GST) in 2009;
3. Subject to City Council adopting Recommendation 2, the General Manager of Toronto Water be given authority to sole source the design and/or construction and/or operation of the facility if necessary in order to have the enclosed swimming area at Sunnyside Beach in operation for the 2009 swimming season;
4. Opportunities to include Blue Flag quality swimming beaches in the development of the Arsenal Lands/Marie Curtis Park West, Colonel Samuel Smith Park and Port Union Waterfront Park Phase 2 be investigated in consultation with adjacent communities and the Toronto and Region Conservation Authority;
5. An international design competition be held in 2009 to develop a new prototype lifeguard stand for future use at Toronto beaches;
6. The Chief of Police be requested to extend lifeguard hours during Extreme Heat Alerts at selected Blue Flag beaches that are not posted against swimming;
7. As planning work is completed, the General Managers of Toronto Water and Parks, Forestry and Recreation report back to the appropriate Standing Committee to identify the capital budget requirements and operating impact on Parks, Forestry and Recreation services and programs to implement the Toronto Beaches Plan; and
8. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

## **Summary**

Swimmable beaches are often used as an indicator of Toronto's environmental performance and quality of life. Over the past five years, the City has taken many steps to improve its 11 designated swimming beaches, and work continues on projects to reduce beach pollution from combined sewer overflows and stormwater discharges.

The report titled "Great City, Great Beaches: Toronto Beaches Plan" (January 2009) has been prepared and provided separately to Committee members and the City Clerk's Office. The Toronto Beaches Plan identifies actions to further enhance beach water quality, maintenance and operations, facilities and amenities, programming, and education and communications. The Plan is driven by a vision of getting all Toronto swimming beaches to and beyond the Blue Flag standard – the international eco-label for quality beaches. Coupled with existing operations and other planned continuous service improvements, the actions outlined in the Plan will maintain the Blue Flag status of six City beaches, bring five others up to the Blue Flag standard and potentially create a new swimming beach at Colonel Samuel Smith Park.

## **Financial Impact**

Improving Toronto's swimming beaches is a long-term project. Only those actions identified in attachment 1 are being recommended for approval by Council at this time.

Funding in the amount of \$1,000,000 has been approved in the 2009 Toronto Water Capital Budget (Account CWW447 – Stormwater Management) for the recommended pilot project at Sunnyside Beach. The required funds to accomplish the actions for 2009-2010 as outlined in attachment 1 will be accomplished within existing budget envelopes. Once the necessary planning studies are completed, a future report to Executive Committee from the General Managers of Water and Parks, Forestry and Recreation will identify the capital budget requirements and operating impact on Parks, Forestry and Recreation services and programs of additional actions to implement the Toronto Beaches Plan.

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

### Background Information

Toronto Beaches Plan

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18572.pdf>)

Toronto Beaches Plan - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18573.pdf>)

EX29.3	ACTION			Ward: All
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### Cost Savings Analysis of the Enhanced Streets to Homes Program

#### Origin

(January 19, 2009) Report from the Acting Deputy City Manager and Chief Financial Officer

#### Recommendations

The Acting Deputy City Manager and Chief Financial Officer recommends that:

1. The General Manager, Shelter, Support and Housing Administration, in consultation with the Chief Financial Officer report in mid-2010 to the Executive Committee on quantifiable savings and costs based on surveys and analysis of changes in service use patterns for individuals who received service through the enhanced Street to Homes Program.
2. The City Manager request the Federal and Provincial Governments to cost share the enhanced Streets to Homes Program.

#### Summary

This report responds to a Council recommendation that the Deputy City Manager and Chief Financial Officer undertake a cost benefit analysis of the enhanced Streets to Homes Program to assess the social costs that are offset by this program as an aid to discussions with the Province and the Federal Government respecting the possibility of cost sharing this program, and report thereon to the Executive Committee.

Previous research demonstrates that individuals who are housed through Streets to Homes are less likely to use costly emergency services such as shelters, ambulance and emergency hospital care, police services and jails. Just as these benefits across a range of service systems are shared by the City, the Province and the Federal government, the investment in the enhanced Streets to Homes Program should also be shared by all orders of government.

This report provides general information on the estimated cost savings possible through changes in use of services by clients of the Streets to Homes Program. Once the enhanced program has been operational for a full year, further detailed analysis of the service use changes and cost savings will be conducted.

### **Financial Impact**

There are no financial impacts as a result of this report

### **Background Information**

Cost Savings Analysis of the Enhanced Streets to Homes Program  
<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18574.pdf>

EX29.4	Information			Ward: All
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## **Implementing the Climate Change, Clean Air and Sustainable Energy Action Plan**

### **Origin**

(January 19, 2009) Report from Deputy City Manager, Richard Butts

### **Summary**

As part of the Climate Change, Clean Air and Sustainable Energy Action Plan (the “Climate Change Action Plan”), the Deputy City Manager, Richard Butts, is to provide City Council with annual reports regarding the outcomes of policies, programs and activities in connection with that plan.

There are 68 consolidated recommendations presented in the Climate Change Action Plan. 38% of the recommendations were completed as of December 2008 and the remaining 62% had been initiated and in the process of being implemented.

The Climate Change Action Plan builds upon a long history of environmental initiatives, programs, policies and directions of City Council. The commitment of City Council is reflected in the fact that the 2009-13 capital budget contains well over \$1 billion in funding for initiatives that address a range of environmental, social and economic priorities for our community while providing both greenhouse gas and smog causing emission reductions.

While this report focuses on summarizing the implementation status of the 68 consolidated recommendations, future reports will quantify progress against the emission reduction targets adopted by City Council and make recommendations for additional actions.

## Financial Impact

There are no financial implications associated with the report.

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

## Background Information

Implementing the Climate Change, Clean Air and Sustainable Energy Action Plan  
<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18575.pdf>

EX29.5	ACTION			Ward: All
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## Toronto Just for Laughs Comedy Festival - Extension of Tourism Event Development Loan

### Origin

(January 19, 2009) Report from Sue Corke, Deputy City Manager

### Recommendations

Deputy City Manager, Citizen Focussed Services recommends the following:

1. City Council authorize the extension of the repayment term of the Tourism Event Development Loan to the Toronto Just For Laughs Comedy Festival for \$500,000 to December 31, 2010 in form satisfactory to Deputy City Manager and Chief Financial Officer and the City Solicitor; and
2. The General Manager of Economic Development, Culture and Tourism be directed to assist the organizers of the Toronto Just For Laughs Comedy Festival with any technical assistance and operational support and services necessary from other City of Toronto Division's and Agencies who will be providing services to the organizers and to explore opportunities to provide additional financial assistance via new and existing City of Toronto programs.

### Summary

The purpose of this report to seek approval to extend the term of the Tourism Event Development Loan to the organizers of the Toronto Just For Laughs Comedy Festival.

Just For Laughs is a Montreal based integrated entertainment organization that operates the hugely successful Just For Laughs Comedy Festival in Montreal and is involved in a variety of television production and distribution ventures. The organization established an annual Comedy Festival in Toronto in July 2007 which has been critically successful in its first two years of operation.

It is recommended that the term of the Tourism Event Development Loan be extended for two years to allow the Toronto Just For Laughs Comedy Festival to expand the number of days of operation for the Toronto Festival and to allow the Just For Laughs organization to establish a



Toronto office creating year round employment opportunities in television production and distribution, performing arts and in festival and event management.

**Financial Impact**

Major Festivals and Events require start up capital in order to plan and execute a successful event. Events often take several years to achieve financial sustainability. The Toronto Just for Laughs Comedy Festival is a classic example of the tourism event development business cycle.

The Toronto Just For Laughs Comedy Festival has incurred a deficit in the first two years of operation but the parent organization is committed to establishing a market presence in Toronto and is prepared to cover all shortfalls. They view the deficit as an investment in the future. The Juste Pour Rire Group of Companies has the capacity to repay the Tourism Event Development Loan and has a sound financial record in Quebec.

Other government partners continue to invest in the project by providing grants, providing services and offering repayable loans in order to advance the Festival. The following organizations have been providing financial assistance to the project: Ontario Tourism Marketing Partnership Corporation, Investment Development Office of the Ontario Ministry of Tourism and the Ontario Cultural Attraction Fund and Tourism Toronto. Private sponsors have been increasing their investment in the project.

The City has financed the loan by using working capital that could have been invested instead of being used for the loan. There are no debt charges associated with the loan but the opportunity cost in forgone interest revenue is \$20,000 per year.

The Deputy City Manager and Chief Financial Officer has reviewed this report as well as the audited financial statements of the parent organization, Juste Pour Rire Inc., and the preliminary Just for Laughs Toronto event budget and agrees with the financial impact information.

**Background Information**

Toronto Just For Laughs Comedy Festival - Extension of Tourism Event Development Loan (<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18576.pdf>)

EX29.6	ACTION			Ward: All
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**City of Toronto Investment Policy**

**Origin**

(January 16, 2009) Report from the Acting Deputy City Manager and Chief Financial Officer

**Recommendations**

The Acting Deputy City Manager and Chief Financial Officer recommends that the City’s Investment Policy, as attached to this report in Appendix A, be approved effective February 28, 2009.

## Summary

The purpose of this report is to recommend a revised Investment Policy for Council's approval. The revisions respond to changes in the Financial Activities Regulations under the City of Toronto Act, the Audit Recommendations Report from the Auditor-General's Office was considered at the November 4, 2008 Audit Committee meeting as well as the 2007 Investment Policy Compliance Report from Ernst & Young LLP. The Investment Advisory Committee and the Sinking Fund Committee have been involved in the development of the investment policy.

## Financial Impact

There is no financial impact resulting from this report.

## Background Information

City of Toronto Investment Policy

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18577.pdf>)

EX29.7	ACTION			Ward: All
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## Purchasing Decisions Under the Policy on Donations to the City for Community Benefits

### Origin

(January 9, 2009) Report from the Acting Deputy City Manager and Chief Financial Officer

### Recommendations

The Acting Deputy City Manager and Chief Financial Officer recommends that:

1. The Policy on Donations to the City for Community Benefits be amended to include the following language at the end of section 1.7:

Any bidder or proponent found to be in violation of this policy may be subject to disqualification from the procurement process or future procurement processes at the discretion of City Council.

2. The Director of Purchasing and Materials Management be directed to make potential bidders and proponents aware of the Policy on Donations to the City for Community Benefits, as amended, by ensuring that the Policy is included in the City's Policies and Legislation set out on the City of Toronto website and referenced in all call documents issued by the City.

## Summary

The purpose of this report is to respond to a request by the Executive Committee to:

- a. establish a protocol for investigating complaints with respect to the sections of the Policy on Donations to the City for Community Benefits (the “Policy”) dealing with procurement decisions; and
- b. report on appropriate penalties against suppliers that violate the Policy.

Where complaints are made with respect to the sections of the Policy dealing with procurement decisions, the Purchasing and Materials Management Division (“PMMD”), the Toronto Office of Partnerships (“TOP”) and the Accounting Services Division (“Accounting Services”) will work together to investigate the complaint and determine whether a supplier is in violation of the Policy.

It is recommended that the penalty for violation of the Policy in respect of procurement decisions be consistent with the penalty for violation of the rules with respect to communications by vendors during a procurement process under the City’s Procurement Processes Policy. The penalty will be disqualification from the procurement call and/or future calls at the discretion of Council. As in accordance with the Procurement Processes Policy, recommendations with respect to penalizing a vendor found to be in violation of the Policy will be made to Council on a case by case basis.

## Financial Impact

No financial impact will result from the adoption of the recommendations in this report.

## Background Information

Purchasing Decisions Under the Policy on Donations to the City for Community Benefits (<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18578.pdf>)

EX29.8	ACTION	1:30 PM		Ward: All
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## Development Charges – Discussion of Comments Received and Revisions to Proposed By-law

### Origin

(January 19, 2009) Report from the City Manager and the Acting Deputy City Manager and Chief Financial Officer

### Recommendations

The City Manager and the Acting Deputy City Manager and Chief Financial Officer recommend that:

1. Council adopt the Development Charge By-law, attached to this report as Appendix 1,

and that the City Solicitor in consultation with the Acting Deputy City Manager and Chief Financial Officer be authorized to make such stylistic and minor amendments to the by-law as necessary to give effect to the recommendations contained herein.

2. For the purpose of complying with the *Development Charges Act, 1997*, Council adopt the City of Toronto 2008 Development Charge Background Study dated October 23, 2008, as revised by the Addendum dated January 13, 2009.
3. For the purpose of complying with the *Development Charges Act, 1997*, Council adopt the growth forecast and the development-related capital forecast and program contained in the Background Study as evidence that Council intends to ensure that the increase in need for service attributable to anticipated development will be met.
4. Council determine that no further public meeting is necessary in order to deal with the modifications made to the development charge by-law following the date of the public meeting, pursuant to section 12 of the *Development Charges Act, 1997*.
5. The report dated October 27, 2008 from the City Manager and the Acting Deputy City Manager and Chief Financial Officer, entitled “Development Charges - Background Study and Proposed By-law”, be received.

### Summary

In accordance with Executive Committee’s direction, this report responds to the verbal and written comments submitted at the November 10, 2008 public meeting. Staff have also met with stakeholders including representatives of the Federation of North Toronto Residents’ Association (FoNTRA) and the Building Industry and Land Development Association (BILD), and this report responds to their policy and technical issues. Technical revisions, arising primarily through discussions with BILD, have resulted in a reduction of the maximum calculated charges (6.8% for residential and 5.7% for non-residential uses) as set out in an addendum to the Background Study. The studies by the university professors, of the importance of the development industry to the City, mentioned at the public meeting, have not been submitted to staff at the time of preparation of this report.

Staff have attempted to balance the City’s revenue needs against the potential impact of a large increase in development charges on the City’s long-term economic development and planning objectives. The key changes that have been made to the proposed Development Charges By-law, since the November 10, 2008 public meeting, include the following:

- a discretionary reduction of 10% to the maximum calculated charges in recognition of differing assumptions and approaches to the calculation of the charges;
- a delay in the in-force date of the by-law to May 1, 2009 from February 1, 2009;
- a “freeze” at the current (January 2009) development charge rates until January 31, 2010; and
- the elimination of the requirement for early payment of the “hard services” component of the charges.

## Financial Impact

The Background Study, as amended by the Addendum to the City of Toronto 2008 Development Charge Background Study dated January 13, 2009 (“the Addendum”), establishes the maximum permitted development charges allowed under the *Development Charges Act, 1997* (the “DC Act”). Council, however, can elect to adopt a charge that is less than the maximum calculated charge. In deciding whether to impose the maximum charge as calculated or some reduced amount, the City must balance its revenue needs against the potential impact a large increase in development charges (DCs) could have on the City’s long-term economic development and planning objectives.

The proposed by-law attempts to balance these objectives, firstly by adopting development charge rates equal to 90% of the maximum calculated DCs, and secondly, by phasing in the difference between the current rates and the proposed rates (the “overall increase”) only if economic conditions warrant. The quantum of the charges set out in the proposed DC by-law thus represent a 10% discretionary reduction in the maximum DCs as calculated in the Background Study and Addendum. With respect to phasing in the proposed rates, the proposed DC by-law freezes the current rates until January 31, 2010 and then phases in the overall increase over the subsequent four years (on February 1 of years 2010 through 2013), but only if building permits are issued for more than 9,000 residential units in each of the previous years. If building permits are issued for less than 7,000 residential units in any year, there will be no increase in the charges for the following year (other than cost of inflation). If permits are issued for between 7,000 and 9,000 residential units in any year, only part of the overall increase would be phased in for the following year.

Under this transitional provision, it is possible, given a robust real estate market, that the full overall increase would be phased in over the life of the proposed by-law. Conversely, if new housing construction activity is poor, little if any of the overall increase would be phased in. Given this interdependency between the amount of the charge and the level of construction activity, it is not possible to estimate with any degree of accuracy the amount of DC revenue that will be realized over the 5-year life of the by-law. Appropriate adjustments to the City’s capital plans will have to be made to reflect prevailing economic conditions and the level of available capital financing, including DC revenue.

## Background Information

Development Charges - Discussion of Comments Received and Revisions to Proposed By-law (<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18579.pdf>)

Addendum to City of Toronto 2008 Development Charge Background Study dated October 23, 2008

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18580.pdf>)

**(Deferred from November 10, 2008 - 2008.EX26.1)**

**8a Development Charges - Background Study and Proposed By-law**

**Origin**

(October 27, 2008) Report from City Manager and the Acting Deputy City Manager and Chief Financial Officer

**Recommendations**

The City Manager and the Acting Deputy City Manager and Chief Financial Officer recommend that:

1. for the purpose of complying with the *Development Charges Act, 1997*, Council adopt the City of Toronto 2008 Development Charge Background Study, dated October 23, 2008;
2. Council adopt the 2008 Proposed Development Charge By-law, attached to this report as Appendix 1, and that the City Solicitor in consultation with the Acting Deputy City Manager and Chief Financial Officer be authorized to make such stylistic and minor amendments to the by-law as necessary to give effect to the recommendations contained herein; and
3. staff be directed to report to the December 1 and 2, 2008 meeting of City Council, subsequent to receipt of public comments at the November 10, 2008 statutory public meeting, on any recommended changes to the proposed 2008 Development Charge By-law.

**Summary**

The City of Toronto collects development charges from new construction to pay for a portion of municipal growth-related capital costs. The City's existing Development Charge By-law expires on July 27, 2009. A new Development Charge Background Study has been prepared, as required by the *Development Charges Act, 1997*. The purpose of this report is to present the City of Toronto 2008 Development Charge Background Study and the proposed Development Charge By-law for consideration at a statutory public meeting.

The charges calculated in the Background Study are the maximum charges that could be imposed under the *Development Charges Act, 1997*. These represent significant increases over current rates and are the result of expanded capital programs, inflation, legislative changes affecting cost recovery for the Toronto-York Spadina subway extension, refinement of the methodology for calculating the charge, and the inclusion of new services.

Given the recent weakness in the global economy, it was considered inappropriate to introduce a large increase in development charges at this time. Therefore, the phase-in provisions in the proposed by-law contain a freeze in development charges until January 31, 2010, and provide a

four-year phase-in of the rest of the allowable increase, only if housing construction meets the thresholds as set out in the by-law

The proposed by-law continues many of the current residential and non-residential exemptions, including exemptions for affordable rental housing and industrial development. Employment uses qualifying under the recently-approved Imagination, Manufacturing, Innovation and Technology Financial Incentives Program are proposed to be eligible for a full exemption. For other non-exempt, non-residential uses, it is proposed that development charges apply to the ground floor area only. In addition, a partial development charge rebate is proposed for developments that meet Tier 2 of the Toronto Green Standard. These and other definitional changes in the proposed by-law are unaffected by the phase-in provisions, which apply only to the level of the charge, and shall be effective from the date that the proposed by-law comes into force.

After the November 10, 2008 statutory public meeting of Executive Committee, staff will report directly to Council on any recommended changes to the proposed Development Charge By-law resulting from public comments and Committee direction.

### **Financial Impact**

The Background Study calculates the maximum permitted development charges as allowed under the *Development Charges Act, 1997*. Council, however, can elect to adopt a charge that is less than the maximum charge as calculated in the Background Study. In deciding whether to impose the charge as calculated or some reduced amount, the City must balance its revenue needs against the potential impact a large increase in development charges could have on the City's long-term economic development, financial and planning objectives.

The proposed by-law attempts to balance these objectives by phasing in the increase only if economic conditions warrant. Specifically, the proposed by-law freezes rates for the first year and then phases in the maximum charge over the subsequent four years, only if building permits are issued for more than 9,000 residential units per year. If building permits are issued for less than 7,000 residential units per year, there will be no increase in the charges (other than cost inflation). If permits are issued for between 7,000 and 9,000 residential units per year, only part of the maximum increase would be phased in.

Under this transitional provision, it is possible, given a robust real estate market, that the full calculated increase would be phased in over the life of the proposed by-law. Conversely, if new housing construction activity is poor, little if any of the calculated increase would be phased in.

Given this interdependency between the amount of the charge and the level of construction activity, it is not possible to estimate with any degree of accuracy the amount of development charge revenue that will be realized over the 5-year life of the by-law. Appropriate adjustments to the City's capital plans will have to be made to reflect prevailing economic conditions and the level of available capital financing including development charge revenue.

**Note: The Development Charges – Background Study and Proposed By-law, and all related material pertaining to this item which was considered by the Executive Committee on November 10, 2008 was distributed to all Members of Council and select City Officials with the November 10, 2008 Executive Committee agenda and**

**copies are available in the City Clerk’s Office, City Hall.**

### **Background Information**

Development Charges - Background Study and Proposed By-law

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18584.pdf>)

City of Toronto Development Charge - Background Study

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18585.pdf>)

City of Toronto 2008 Development Charge By-law Review - Presentation

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18586.pdf>)

EX29.9	ACTION			Ward: 41
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### **Development Charge Credit Agreement - 3700 Midland Avenue**

#### **Origin**

(January 22, 2009) Report from the Acting Deputy City Manager and Chief Financial Officer and the City Solicitor

#### **Recommendations**

The Acting Deputy City Manager and Chief Financial Officer and the City Solicitor recommend that:

1. Council approve the Development Charge Credit Agreement between Kreadar Enterprises Limited and the City as attached as Appendix 1.
2. Council authorize and direct the appropriate City staff to take necessary action to give effect thereto.

#### **Summary**

This report responds to Executive Committee’s direction to staff to submit a draft Development Charge Credit Agreement recognizing Kreadar’s contribution to the construction of Silver Star Boulevard as a fully-serviced collector road.

Based on a detailed review by staff, of the as-built construction costs certified by Kreadar’s engineering consultant, Kreadar can be given \$280,180.84 in development charge credits for works that have been completed in connection with the construction of Silver Star Boulevard. In addition, for works yet to be completed, Kreadar will similarly be given development charge credits, currently estimated at \$74,593.07, as explained in this report. The agreement which details the terms and conditions mutually agreed to by Kreadar and City staff for the provision of the development charge credit is attached to this report. The circumstances surrounding this matter are unique and do not create a policy change nor should these be construed as precedent-setting.

#### **Financial Impact**

Adoption of the recommendations contained in this report will result in the City providing a



development charge credit to Kreadar, against the roads, water, sanitary sewer and storm water management components of development charges payable, for its construction of a portion of Silver Star Boulevard as a fully-serviced collector road. The credit is comprised of \$280,180.84 for works that have already been completed, and an estimated \$74,593.07 for works yet to be completed, for an estimated total development charge credit of \$354,773.91. Accordingly, the City will have to refund development charges in the amount of \$276,636.33 representing the roads, water, sanitary sewer and storm water management components of development charges already paid, while the balance of the total development charge credit will be provided against the roads, water, sanitary sewer and storm water management components of future development charge payments for development on Kreadar lands.

### Background Information

Development Charge Credit Agreement - 3700 Midland Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18593.pdf>)  
Appendix 1: Development Charge Credit Agreement  
(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18594.pdf>)

EX29.10	ACTION	10:00 AM		Ward: All
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### Toronto 2015 Pan American/ParaPan American Games Bid

#### Origin

(January 22, 2009) Report from the City Manager

#### Recommendations

The City Manager recommends that City Council:

1. Approve funding a share of the capital cost of upgrading certain City-owned facilities and roads, as identified in the body of this report, to bring them up to standard for use as competition and training venues for the 2015 Pan Am Games, up to a maximum City investment of \$12 million.
2. Support the development, at the University of Toronto Scarborough Campus, of a competitive aquatic centre and a multi-sport field house, in partnership with the University of Toronto, the Province of Ontario, the Government of Canada, the Canadian Centre for Sport Ontario and the Canadian Olympic Committee, according to the following principles:
  - a. The City and the University of Toronto will share equally in funding 44 percent of the capital costs required to build the facilities up to a maximum cap on the City's contribution of \$37.5 million;
  - b. The federal and Provincial Governments will fund the remainder of the capital costs (56 percent) and the Provincial Government will provide a guarantee to fund any capital cost overruns;

- c. The Organizing Committee for the 2015 Pan Am Games will be responsible for project management, construction and delivery of the facilities;
  - d. Land for development of the facilities will be provided by the City and the University in an “as is” condition for nominal consideration;
  - e. Ownership of the facilities, including beneficial rights associated with ownership, will vest with the City or the City and the University jointly;
  - f. The Canadian Sports Institute Ontario will be a tenant in the facility and will support the operating cost of the facility through rental payments that reflect its proportionate share of facility activities;
  - g. General use agreements will be developed as required to provide access to the general community and to the student community;
  - h. Sufficient funding will be provided from the legacy endowment included in the 2015 Pan Am Games operating budget to offset potential operating deficits during post-Games use of the facilities.
3. Request the Deputy City Manager and Chief Financial Officer to report on the details of the 49.5 million (\$2008) in expenditures, including timing and funding source, as part of the 2010 Capital Budget process.
  4. Authorize the City Manager to negotiate, approve and execute, on behalf of the City of Toronto, to the satisfaction of the City Manager and in a form satisfactory to the City Solicitor:
    - a. A Multi-Party Agreement with the Federal Government, Provincial Government, Canadian Olympic Committee (COC), Bid Corporation, other Ontario municipalities, universities and other funding partners, that describes how the parties intend to deliver the Pan American/ParaPan American Games if the Bid is successful, specifies and formalizes the distribution of venues and associated capital works, and sets out and legally binds all of the financial contributors and partners in regard to their capital contributions and benefits; and that such agreement allow for adjustments to the contribution amounts to recognize capital cost inflation; and
    - b. Host City Agreement with the Organizing Committee, the COC and the Provincial Government, that reflects the commitments in the Multi-Party Agreement, provides the formal commitment to accept the award of the Games, and to host and deliver them in line with Pan American Sports Organization (PASO) statutes and regulations.

### **Summary**

In December 2008 Council endorsed Toronto’s participation in the Bid to host the 2015 Pan Am Games in the City and surrounding Greater Golden Horseshoe region and agreed that

Toronto would be named as the Bid City. Since then, the Province's Pan Am Games Bid Corporation (BIDCO) has been continuing discussions with municipal officials and other public and private sector entities concerning venues for the range of events associated with the Pan Am Games. This report updates Council on the venues in Toronto that are under consideration. The report identifies the venues that are owned by the City of Toronto and describes the financial implications for the City of any upgrades to facilities that will be needed to bring them up to standards required for the Pan Am Games. The report seeks Council's support for these investments.

The report also recommends Council's support for the development of a new competitive aquatics centre and sports complex at the University of Toronto's Scarborough Campus. This development will provide a post Pan Am Games infrastructure legacy to Torontonians, the University's students and Ontario's competitive athletics community; is consistent with the City's long-term pools strategy and objectives for investments that will benefit youth in priority neighbourhoods; will contribute to city building by helping to connect the Scarborough campus to the rest of the City; and will reinforce the campus as a destination point for Transit City's Scarborough Malvern LRT line. The report proposes a set of principles to frame the City's contribution to the capital cost of the aquatics and sports complex and the post Games ownership and operation of the facility.

This report seeks authority from Council to enter into a Multi-Party Agreement that identifies the 2015 Pan Am Games venue strategy and all commitments, obligations and benefits for contributors to the Toronto regional Pan Am Games (whether through funding or in-kind support). It also seeks authority to enter into a Host City Agreement that provides the formal commitment to accept the award of the Games, and host and deliver them in line with PASO statutes and regulations

### Financial Impact

The Federal and Provincial governments have each agreed to fund 35% of the overall net budget for the Games and they have proposed that the municipal and other partners fund the remaining 30%. However, rather than applying the funding from other partners towards 30% of both operating and capital costs, the Federal and Provincial governments have proposed that the other partners direct their contributions entirely towards the cost of capital facilities. Therefore, none of the other partners, including the City of Toronto, will be required to make any financial contribution to the operating costs of the Pan Am Games. Provincial officials have confirmed that these costs will all be borne by the Federal and Provincial governments and other revenues from the operations of the Games. This approach will allow the other partners to apply their contributions towards improvements and additions to their own facilities and it will allow these partners to potentially debt-finance these contributions.

Venue	Description	Capital Cost (\$2008 millions)	City Share (%)	Maximum Gross City Contribution (\$2008 millions)
New Aquatics/Athletics	<ul style="list-style-type: none"> <li>• swimming facility</li> <li>• multi-sport field house</li> </ul>	170.5	22	37.5

Facility at Scarborough College	<ul style="list-style-type: none"> <li>gymnastics facility</li> <li>high-performance training centre</li> </ul>			
Etobicoke Olympium	<ul style="list-style-type: none"> <li>retrofit of swimming facilities</li> </ul>	13.7	44	6.0
Birchmount Park	<ul style="list-style-type: none"> <li>development of new throwing and jumping area</li> </ul>	0.7	44	0.3
Centennial Park	<ul style="list-style-type: none"> <li>resurfacing of existing track</li> <li>development of new throwing and jumping area</li> </ul>	1.1	44	0.5
Cycling Road Route	<ul style="list-style-type: none"> <li>resurfacing of municipal roads on proposed route</li> </ul>	9.2	44	4.0
Nathan Phillips Square	<ul style="list-style-type: none"> <li>preparation for use as festival site</li> </ul>	2.8	44	1.2
Totals:		198.0		49.5

The net capital budget impact will be smaller than the total contribution amount as the revitalization of the Nathan Phillips Square and the resurfacing of 1.8km of the proposed cycling route are already included in the 2009-2018 Capital Plan and Forecast. The net capital budget impact will therefore be 45.9 million (\$2008) as shown in Table 2.

Gross City Contribution to Pan-Am Capital Budget:	49.5
Less Items Already Funded through 2009-2018 Capital Plan:	
Revitalization of Nathan Phillips Square	2.8
Resurfacing of 1.8km of proposed cycling route	0.8
Net Capital Budget Impact:	45.9

This report recommends that the Deputy City Manager and Chief Financial Officer report on the details of the 49.5 million (\$2008) in expenditures, including timing and funding source, as part of the 2010 Capital Budget process.

In order to protect the other funding partners from new post games operating cost burdens associated with the new facilities, the Province has committed to provide a legacy fund within the Games budget that will offset any operating shortfalls likely to arise. It is, therefore, not anticipated that the proposed works will have material operating budget impacts on the City.

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

The Province has determined that the other partners must make a 44% contribution towards the capital costs in order for their contribution to be equivalent to 30% of the overall net budget for

the Games. The contribution from other partners will be capped, however, at 44% of the forecast capital costs as the Province has agreed to fund any cost over-runs.

Within Toronto, the capital plan for the Games (see Table 1 below) proposes one new facility and several upgrades to existing facilities. The largest proposed expenditure is 170.5 million (\$2008) for a new aquatics/athletics facility on the Scarborough College campus of the University of Toronto. To date, discussions with the University of Toronto have been premised on the City and the University each contributing 22% of the capital cost for this facility. The Federal and Provincial governments would fund the remaining 56% of the capital cost.

The City would have to fund 44% of the cost of the other proposed works which involve upgrades to existing City facilities and infrastructure. Altogether, the City's total contribution towards Pan-Am related capital expenditures, both for the new facility at Scarborough College and for the upgrade projects, will be 49.5 million (\$2008).

It should be noted that this total contribution amount is based on the estimated cost to construct the proposed works in 2008. An adjustment will have to be made to the nominal contribution amount to reflect overall construction cost inflation that occurs between 2008 and the actual construction period for each proposed project.

### Background Information

Toronto 2015 Pan American/ParaPan American Games Bid  
<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18591.pdf>

**(Deferred from January 5, 2009 - 2009.EX28.4)**

EX29.11	ACTION			Ward: All
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### 2009-2011: Access, Equity and Human Rights Action Plans

#### Origin

(December 15, 2008) Report from the City Manager

#### Summary

This report submits Access, Equity and Human Rights (AEHR) Action Plans prepared by City Divisions for the period 2009-2011 as directed by Council in July and December 2008.

The Action Plans submitted in this report outline the initiatives being taken by City Divisions to meet Access, Equity and Human Rights objectives. Results will be submitted to Council in the fall of 2010. Appendix 1 contains the Action Plans submitted by City Divisions.

**Note: Appendix 1 was distributed to all Members of Council and select officials with the January 5, 2009, Executive Committee agenda.**

### Background Information

2009-2011: Access, Equity and Human Rights Action Plans

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18208.pdf>)

Appendix 1 - 2009-2011 Divisional Action Plans on Access, Equity and Human Rights

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18631.pdf>)

EX29.12	Information			Ward: All
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## 2008-2009 Recipients of City of Toronto Scholarships at the University of Toronto

### Origin

(January 12, 2009) Report from the City Manager

### Summary

This report advises Council of the results of the application process for City of Toronto scholarships at the University of Toronto. The University of Toronto has advised that the following students have been selected as recipients of City of Toronto's scholarships:

Lichun Liu: Graduate scholarship in Women's Studies

Emma McKenna: Undergraduate scholarship in Women's Studies

Alexandra Smith: Scholarship in Aboriginal Health.

### Financial Impact

There is no financial impact arising from this report. In 1997, the City of Toronto transferred endowment funds to the University of Toronto to support these awards in perpetuity.

### Background Information

2008-2009 Recipients of City of Toronto Scholarships at the University of Toronto

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18587.pdf>)

EX29.13	ACTION			Ward: All
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## Extension of the Indemnity Policy to Directors of Agencies, Boards and Commissions

### Origin

(January 16, 2009) Report from City Manager

### Recommendations

The City Manager recommends that Council:

1. extend the City's indemnification policy as amended by City Council in July 2008 to directors of those Agencies, Boards, Commissions, Corporations and special purpose

bodies included in the City's Errors and Omissions insurance policy as outlined in Attachment A.

2. all future amendments to the indemnification policy, including any future indemnity for Municipal Conflict of Interest apply to those Agencies, Boards, Commissions, Corporations and special purpose bodies included in the City's Errors and Omissions insurance policy; and
3. the City Solicitor prepare a consolidated version of the City indemnification policy for distribution to the affected Agencies, Boards, Commissions and special purpose bodies.

### Summary

A Code of Conduct exists for City Council Members, staff and City board members. The City's Errors and Omissions insurance covers all three groups. Additional indemnification provided by the City currently only applies to City Councillors and staff and directors of City boards have not yet been included. This report recommends that directors of City boards already having Errors and Omissions coverage provided by the City be extended this additional coverage as well.

### Financial Impact

Claims are likely to be rare and both City Council, in conjunction with the City Solicitor have significant discretion on a case by case basis in deciding whether expenses should be reimbursed in respect of a particular circumstance. The additional financial risk cannot be quantified.

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

### Background Information

Extension of the Indemnity Policy to Directors of Agencies, Boards and Commissions (<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18588.pdf>)

EX29.14	ACTION			Ward: All
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## Late Applications under the Property Tax Rebate Program for Registered Charities

### Origin

(January 19, 2009) Report from Acting Treasurer

### Recommendations

The Acting Treasurer recommends that:

1. For property tax rebate applications related to the 2007 taxation year and onward, and

provided that the Province of Ontario agrees to cover the cost of the education component of the grant, Council approve a grant program to provide one-time grants to registered charities equivalent to the property tax rebate of 40% of eligible taxes for municipal and school purposes that would have been payable if the rebate application had been received prior to the legislated deadline, under the following circumstances:

- a. the registered charity has submitted an application to the City for a property tax rebate under the City's Property Tax Rebate Program for Registered Charities (the "Rebate Program") after the deadline of the last day of February of the year following the year in respect of which the application is made but prior to the end of that same calendar year (December 31st);
  - b. but for the lateness of the application, the registered charity is otherwise eligible for a tax rebate under the Rebate Program;
  - c. the applicant has received a rebate in any prior year under the City's Rebate Program for Registered Charities;
  - d. a registered charity is eligible for a grant under this grant program on a one-time and a one-taxation-year only basis, so that any registered charity who received such a grant in respect of a taxation year is no longer eligible to receive additional grants under this grant program in subsequent taxation years;
  - e. all such grants be deemed to be in the interests of the City;
  - f. authority be delegated to the Director of Revenue Services to administer this grant program in accordance with the recommendations herein, and to issue grants to eligible charities; and
  - g. grants provided under this program be funded from the non-program tax deficiency account, with Business Improvement Area (BIA) amounts to be recovered from affected BIAs.
2. The Province of Ontario be requested to:
- a. Share in the cost of the grants recommended by Recommendation 1 on the same basis as it shares in property tax rebates under the Rebate Program;
  - b. Amend the *City of Toronto Act, 2006* (the "Act") so as to permit the City to set its own application deadlines for tax rebate programs it administers;
  - c. Amend Ontario Regulation 121/07 (the "Regulation") to allow grants recommended by Recommendation 1 to be deemed to be rebates made under section 329 of the Act for the purposes of sections 8 and 9 of the Regulation;
3. In the event the Province of Ontario does not agree to share in the cost of grants provided on that same basis as it shares in property tax rebates provided under the Rebate Program, Council approve a grant program to provide one-time grants to



registered charities equivalent to the municipal portion only (including BIA amounts) of the property tax rebate that would have been payable under the Rebate Program had the rebate application been received prior to the legislated deadline, under the same circumstances identified in Recommendation 1 above.

### **Summary**

This report seeks Council approval to implement a grant program to provide one-time property tax relief for non-profit charitable organizations that have missed the statutory deadline for applications under the City's Property Tax Rebate Program for Registered Charities.

### **Financial Impact**

The total of the one-time grants to the 18 charitable organizations identified in this report for the 2007 taxation year is estimated at \$190,909. The municipal portion of the total grant amount is approximately \$106,416 (including a municipal portion of \$104,955 and Business Improvement Area (BIA) amounts totalling \$1,460), and the education portion is approximately \$84,493. If the Province agrees to share in the costs of the recommended grants, the education portion of the grants (\$84,493) will be recovered from future school board remittances for education taxes, the municipal portion of the grants will be funded from the City's non-program tax deficiency account, and BIA amounts will be recovered from affected BIAs.

If the Province does not agree to share in the costs of the grants, the City will provide grants based on the municipal portion of taxes only (including BIA amounts), totalling \$106,416 for the 2007 taxation year, to be funded from the non-program tax deficiency account, with BIA amounts to be recovered from affected BIAs.

Similarly, should grants be required in future years, amounts equivalent to the municipal portion of tax rebates and BIA amounts will need to be included within the budget estimates for the non-program tax deficiency account and BIA budgets.

Registered Charities tax rebates are funded by a special levy against commercial and industrial properties. If the province amends the *City of Toronto Act, 2006* so as to allow the grant recommended in this report to be treated in the same manner as a charitable rebate, the costs associated with providing the grant on late applications will be funded from the special levy on commercial and industrial properties.

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

### **Background Information**

Late Applications under the Property Tax Rebate Program for Registered Charities  
(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18595.pdf>)

Notice of Motion titled – “The Aphasia Institute, 75 Scarsdale Road - Grant Request” dated October 10, 2008 (EX26.40)

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18596.pdf>)

EX29.15	Information			Ward: All
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## Changes to Lobbyist Registry

### Origin

(January 19, 2009) Report from Professor Lorne Sossin, Interim Integrity Commissioner and Linda L. Gehrke, Lobbyist Registrar

### Summary

On January 5, 2009, Executive Committee decision referred Councillor Suzan Hall's letter of November 6, 2008 entitled "Changes to the Lobbyist Registry" to the Lobbyist Registrar and the Integrity Commissioner with a request that they submit a report to the February 2, 2009, meeting of the Executive Committee with any recommendations for changes to the Lobbyist Registry and Code of Conduct by-laws to differentiate between correspondence and personal lobbying, and requisite councillor code of conduct obligations; and requested the Lobbyist Registrar and the Integrity Commissioner to hold a meeting for interested councillors to provide input into the development of the report.

The Lobbyist Registrar and Integrity Commissioner are in the process of arranging a meeting with councillors in order to consult with them as requested by Executive Committee. After they have met with the councillors, the Integrity Commissioner and Lobbyist Registrar will report with their recommendations to Executive Committee. If at all possible, this will be done by February 2, 2009. If it is not possible to meet with councillors and prepare a report before February 2, 2009, the Integrity Commissioner and Lobbyist Registrar will report to Executive Committee at its next meeting thereafter.

### Financial Impact

This report has no financial impact.

### Background Information

Changes to Lobbyist Registry

<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18597.pdf>

EX29.16	ACTION			Ward: All
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## Housing Opportunities Toronto Update - Setting Toronto's Affordable Housing Agenda for 2009

### Origin

(January 20, 2009) Report from the Affordable Housing Committee

## Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. the affordable housing priorities for 2009 include the finalization of Toronto's ten-year affordable housing action plan, securing the renewal of federal/provincial affordable housing programs, contributing to the development of Ontario's long-term affordable housing strategy and working with our partners to achieve new federal investments and a national housing strategy.

## Summary

In 2008 the City of Toronto took a number of new steps to address the affordable housing needs of the people of Toronto. At the same time, the Affordable Housing Office co-ordinated public consultations on the development of the city's long term affordable housing plan, Housing Opportunities Toronto (HOT).

HOT is based on the principle that affordable housing is a powerful positive contributor to Toronto's economy, to its environmental efforts, to the goal of community. Creating and renewing affordable housing will offer significant job creation possibilities in 2009, which is particularly important in the current economic climate.

This report summarizes 2008 affordable housing developments among the three governments as well as the City's HOT consultations. It also sets out priority actions for 2009.

## Financial Impact

There are no financial impacts from this report.

## Background Information

Housing Opportunities Toronto Update - Setting Toronto's Affordable Housing Agenda for 2009

<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18603.pdf>

EX29.17	ACTION	11:00 AM		
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## Completing Affordable Homes with Investments from the Canada-Ontario-Toronto Affordable Housing Program

### Presentation Item

#### Origin

(January 20, 2009) Report from the Affordable Housing Committee

## Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. the Director, Affordable Housing Office, work with the Ministry of Municipal Affairs and Housing to complete AHP investments in Toronto prior to the expiry of the Program on March 31, 2010;
2. authority be granted to the Director, Affordable Housing Office, to re-allocate any residual AHP Rental and Supportive Component funding to previously approved TCHC developments at 60 Richmond Street East, West Don Lands McCord site, 501 Adelaide Street East and 88-90 Carlton Street, subject to Provincial approval and on terms and conditions satisfactory to the Director, Affordable Housing Office;
3. authority be granted to the Director, Affordable Housing Office, to re-allocate any further residual AHP funding to either the rental and supportive component and/or the housing allowance component, subject to Provincial approval and on terms and conditions satisfactory to the Director, Affordable Housing Office;
4. authority be granted to exempt from municipal and school taxes all units of affordable housing located at TCHC projects at 60 Richmond Street East, 88-90 Carlton Street and 501 Adelaide Street East for a period of 25 years from the date of the first occupancy of the buildings;
5. authority be granted to exempt from municipal and education taxes the affordable housing units in the Regent Park Phase One Revitalization Plan Area, being the units located at 1 Oak Street, 30 Regent Street, and 246-252 Sackville for a period of 25 years from the date of first occupancy of the buildings;
6. authority be granted to the Director, Affordable Housing Office to work with TCHC to reallocate previously approved TCHC Federal Housing Trust Funds – Delivering Opportunities for Ontario Renters Initiative (DOOR) funds to other TCHC initiatives to maximize available affordable housing opportunities for local residents;
7. the Director, Affordable Housing Office report to Affordable Housing Committee on details of any funding reallocations of previously approved projects;
8. the Director, Affordable Housing Office be authorized and directed to enter into and execute, on behalf of the City, any municipal capital facility agreements, amending agreements or any other documents required, as a result of approval of any of the above recommendations by Council, in a form satisfactory to the City Solicitor;
9. City Council approve Affordable Housing Program Rental and Supportive unit allocations to Toronto Community Housing Corporation in the amount of 26 units at 60 Richmond Street East and 91 units at West Don Lands McCord site as confirmed by the Ministry of Municipal Affairs and Housing on December 29, 2008; and
10. Toronto Community Housing Corporation be allocated seventy-six home ownership loans through the Affordable Housing Program and matching funds from the Affordable Housing Program Housing Allowance conversion to be made available to eligible households purchasing new homes as part of the revitalization of Regent Park.

## Summary

This report provides a plan to ensure that all federal and provincial funding from the Canada-Ontario-Toronto Affordable Housing Program (AHP) is invested in Council-approved affordable housing initiatives prior to the expiry of the program on March 31, 2010.

City officials are working with Council-approved housing proponents, the Ministry of Municipal Affairs and Housing and Canada Mortgage and Housing Corporation to complete the investments in the rental and supportive, home ownership and housing allowance components of the AHP.

The completion of new rental and supportive developments by Toronto Community Housing Corporation, and other non-profit and private sector proponents will result in the construction of more than 2,000 rental homes and generate some 5,000 person years of employment. These investments contribute to the prosperity of Toronto and Council's goal of creating 1,000 new affordable homes annually.

The report notes that, given current economic uncertainties, some non-profit proponents may have difficulty obtaining mortgage financing and/or completing their development within currently approved budgets. In the event any further assistance is required, such requests will be evaluated on a case-by-case basis and reported to Council for consideration for any additional contingency funding from within existing capital funding sources.

The report also recommends that, in the event a proponent is not able to proceed with a development, their AHP funding be re-deployed to other Council-approved Toronto Community Housing AHP initiatives, including the revitalization of Regent Park. This strategy will help ensure that federal/provincial AHP funding allocated to the City will be fully invested in Toronto to the benefit of Torontonians.

Consistent with Council policy, the report recommends municipal and school property tax exemptions for all affordable units in six previously approved TCHC developments for twenty five years. This results in an increase of property tax exemption from \$5,894,355 to \$9,085,473 as per Appendix B given adjustments for changes in the number of units in projects and extending exemption for some projects from 15 to 25 years.

## Financial Impact

AHP funding was previously allocated to 11 projects totalling \$71,221,000 as detailed in Appendix A. It is anticipated that some projects may not require the full allocation previously approved. This report recommends delegating authority to the Director, Affordable Housing Office to reallocate potential surplus AHP funding to help fund four approved TCHC affordable housing initiatives identified in Appendix A up to \$15.6 million.

Also, this report recommends authority be given to the Director of the Affordable Housing Office to work with TCHC to reallocate previously approved DOOR funds of up to \$9.1 million from the TCHC West Donlands – McCord project to other TCHC projects as may be required.

Reallocations of approved funding will be reported to the Affordable Housing Committee once completed.

Further, this report recommends changes to the property tax exemptions for municipal and school purposes for three Regent Park developments and two off-site Regent Park developments as detailed in Appendix B. The changes are to exempt all affordable units in the developments and to standardize the period of exemption at 25 years from 15 years as was previously approved for some developments. These changes are detailed in Appendix B at an increase cost of \$3,191,118 to a total of \$9,085,473 in property tax exemptions for six projects.

### Background Information

Completing Affordable Homes with Investments from the Canada-Ontario-Toronto Affordable Housing Program

<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18604.pdf>

EX29.18	ACTION			
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### Facilitating Twenty New Habitat for Humanity Homes through City Fees and Charges Relief at 1500 Weston Road

#### Origin

(January 20, 2009) Report from the Affordable Housing Committee

#### Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. In recognition of the development of 20 units of affordable ownership family housing at 1500 Weston Road by Habitat for Humanity Toronto, authority be granted to the Director of the Affordable Housing Office to provide a grant from the Capital Revolving Fund for Affordable Housing (CRF) to Habitat for Humanity Toronto, in the amount of \$338,266.00, to assist in the payment of the City's Development Charges and Planning and Building Permit Fees and the Parkland Dedication Requirements; and
2. Authority be granted to the Director, Affordable Housing Office, to enter into and execute any agreements deemed necessary, on terms and conditions satisfactory to the Director, Affordable Housing Office and in a form satisfactory to the City Solicitor.

#### Summary

This report seeks approval to provide a \$258,266 grant from the Capital Revolving Fund for Affordable Housing to Habitat for Humanity Toronto Inc. (Habitat) to off-set the City's development related fees and charges for the construction of 20 new affordable townhomes for lower-income families at 1500 Weston Road. This grant will reduce the purchase price of each home by an average of \$12,913.

Habitat is an international non-profit, non-denominational Christian organization dedicated to helping lower-income families currently living in substandard housing benefit from affordable

home ownership. Habitat Toronto has just celebrated 20<sup>th</sup> anniversary and has built over 90 homes in the City, with many more planned and under construction.

The City has a history of supporting Habitat's affordable housing building program in Toronto by waiving or reimbursing Development Charges and Planning and Building Permit Fees, and also providing surplus parcels of City lands for Habitat developments. This initiative demonstrates the City of Toronto's continued commitment to work with community based organizations to facilitate the construction of affordable housing and contributes to Council's goal of supporting the creation of 1,000 new affordable homes annually.

### Financial Impact

The following chart illustrates the City fees and charges to be covered by the proposed grant:

City Fees and Charges	Amounts
Site plan approval	\$7,258.65
Condominium approval (projected to 2010)	\$19,734.00
Building permit fees	\$32,453.35
Development charges	\$198,820.00
<b>Total Grant Funding:</b>	<b>\$258,266.00</b>

Funding for this grant will come from the Capital Revolving Fund (CRF) for Affordable Housing. After paying this grant the CRF will have \$3,807,500 remaining.

Funding the payment of fees and charges through the Capital Revolving Fund is consistent with the purpose of the Capital Revolving Fund, as this initiative provides funding for the development of affordable housing to non-profit organizations.

The grant amount will be included in the 2009 Operating Budget for Shelter, Support and Housing Administration.

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

### Background Information

Facilitating Twenty New Habitat for Humanity Homes through City Fees and Charges Relief at 1500 Weston Road

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18606.pdf>)

EX29.19	ACTION			
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### Sale of a Portion of the Closed Magellan Drive to Habitat for Humanity Toronto Inc.

#### Origin

(January 21, 2009) Report from the Affordable Housing Committee

### **Recommendations**

The Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. The Offer to Purchase from Habitat for Humanity Toronto Inc. (“Habitat”) to purchase a portion of closed Magellan Drive shown on Plan 3621, also designated as Parts 1 and 4 on Plan 64R-10559, and shown as Parts 1 - 4 on Sketch No. PS-2007-283 (the “Sketch”), subject to an existing easement over Parts 2 and 4 on the Sketch in favour of Bell Canada (the “Property”), in the amount of \$380,000.00 less a forgivable Vendor Take Back Mortgage in the amount of \$360,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report.
2. 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.
3. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.
4. Authority be granted for the City to make or provide its consent as owner to any regulatory applications by Habitat and to grant licences for a term of up to six months, renewable for up to three months, for the purposes of entering onto the Property to carry out pre-development activities and that the Director of Real Estate Services, or his designate be authorized to execute the applications, consents and licences; and
5. Appendix “A” of this report be amended by replacing (10) affordable housing units to 2 affordable housing units.

### **Summary**

This report seeks approval for the sale of City-owned land adjoining 57 Giltspur Drive, being a portion of closed Magellan Drive, to Habitat for Humanity Toronto Inc. for its affordable housing building program in Toronto.

### **Financial Impact**

This report recommends the sale of the Property to Habitat for \$380,000.00. Habitat expects to construct 2 affordable housing units on the Property, and will pay the City \$10,000.00 per affordable housing unit constructed. The balance of the sale price of \$360,000.00, will be secured by a vendor take back mortgage (“VTB”) granted to the City in order to assist Habitat in building of affordable housing. Once the units have been built and ready for transfer to families chosen by Habitat, consistent with its guidelines, the City will forgive the mortgage.

Actual proceeds from this sale of \$20,000.00 will be directed to the Land Acquisition Reserve Fund in accordance with the City policy governing land transactions.



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

### Background Information

Sale of a Portion of the Closed Magellan Drive to Habitat for Humanity Toronto Inc  
(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18607.pdf>)

EX29.20	ACTION			
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### Sale of Land Adjoining 47 Touchstone Drive to Habitat for Humanity Toronto Inc.

#### Origin

(January 20, 2009) Report from the Affordable Housing Committee

#### Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. The Offer to Purchase from Habitat for Humanity Toronto Inc. (“Habitat”) to purchase a parcel of land adjoining 47 Touchstone Drive being part of Block 268 on Plan 66M-2340 and shown as Part 1 on Sketch No. PS-2008-161 (the “Sketch”), subject to existing easements over a portion of Part 1 on the Sketch in favour of Toronto Hydro and Enbridge Consumers Gas (the “Property”), in the amount of \$230,000.00 less a forgivable Vendor Take Back Mortgage in the amount of \$210,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Authority be granted to rescind the surplus land declaration of a strip of land shown as Part 2 on the Sketch (“Part 2”) as it is required for municipal purposes.
3. Authority be granted to jurisdictionally transfer Part 2 to the Toronto Transit Commission for inclusion as part of the walkway, shown as Part 3 on the Sketch.
4. 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.
5. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable; and
6. Authority be granted for the City to make or provide its consent as owner to any regulatory applications by Habitat and to grant licences for a term of up to six months, renewable for up to three months, for the purposes of entering onto the Property to carry

out pre-development activities and that the Director of Real Estate Services, or his designate be authorized to execute the applications, consents and licences.

**Summary**

This report seeks approval for the sale of City-owned land adjoining 47 Touchstone Drive to Habitat for Humanity Toronto Inc. for its affordable housing building program in Toronto.

**Financial Impact**

This report recommends the sale of the Property to Habitat for \$230,000.00. Habitat expects to construct 2 affordable housing units on the Property, and will pay the City \$10,000.00 per affordable housing unit constructed. The balance of the sale price of \$210,000.00, will be secured by a vendor take back mortgage (“VTB”) granted to the City in order to assist Habitat in building of affordable housing. Once the units have been built and ready for transfer to families chosen by Habitat, consistent with its guidelines, the City will forgive the mortgage.

Actual proceeds from this sale of \$20,000.00 will be directed to the Land Acquisition Reserve Fund in accordance with the City policy governing land transactions.

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

**Background Information**

Sale of Land Adjoining 47 Touchstone Drive to Habitat for Humanity Toronto Inc.  
<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18608.pdf>

EX29.21	ACTION			
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**Sale of Land at the Northeast Corner of Birchmount Road and Highview Avenue to Habitat for Humanity Toronto Inc.**

**Origin**

(January 20, 2009) Report from the Affordable Housing Committee

**Recommendations**

The Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. The Offer to Purchase from Habitat for Humanity Toronto Inc. (“Habitat”) to purchase the City-owned land located at the northeast corner of Birchmount Road and Highview Avenue, being Lots 451 to 454 inclusive on Plan 1964, Part Block A on Plan 2194 and Part Lot 30 on Concession B, also shown as Parts 1, 2, 5 and 6 on Sketch No. PS-2008-052, subject to the retention of an easement over Parts 2 and 6 on the sketch for watermain purposes (the “Property”), in the amount of \$1,073,000.00 less a forgivable Vendor Take Back Mortgage in the amount of \$973,000.00, be accepted substantially

on the terms and conditions outlined in Appendix “A” to this report.

2. 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.
3. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable; and
4. Authority be granted for the City to make or provide its consent as owner to any regulatory applications by Habitat and to grant licences for a term of up to six months, renewable for up to three months, for the purposes of entering onto the Property to carry out pre-development activities and that the Director of Real Estate Services, or his designate be authorized to execute the applications, consents and licences.

### **Summary**

This report seeks approval for the sale of City owned land at the northeast corner of Birchmount Road and Highview Avenue, to Habitat for Humanity Toronto Inc. for its affordable housing building program in Toronto.

### **Financial Impact**

This report recommends the sale of the Property to Habitat for \$1,073,000.00. Habitat expects to construct 10 affordable housing units on the Property, and will pay the City \$10,000.00 per affordable housing unit constructed. The balance of the sale price of \$973,000.00, will be secured by a vendor take back mortgage (“VTB”) granted to the City in order to assist Habitat in building of affordable housing. Once the units have been built and ready for transfer to families chosen by Habitat, consistent with its guidelines, the City will forgive the mortgage.

Actual proceeds from this sale of \$100,000.00 will be directed to the Land Acquisition Reserve Fund in accordance with the City policy governing land transactions.

In the event the number of housing units built is greater than 10, Habitat will deliver to the City, by certified cheque or bank draft, an amount equal to Ten Thousand Dollars (\$10,000.) multiplied by the number of housing units over 10 that have been built on the Property, prior to the Habitat requesting the final discharge of the VTB.

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

### **Background Information**

Sale of Land at the Northeast Corner of Birchmount Road and Highview Avenue to Habitat for Humanity Toronto Inc.

<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18609.pdf>

EX29.22	Information			
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**Toronto Police Service: 2009 – 2011 Business Plan**

**Origin**

(January 15, 2009) Report from the Chair, Toronto Police Services Board

**Summary**

The purpose of this report is to provide Toronto City Council, via the Executive Committee, with the Toronto Police Service’s 2009 – 2011 Business Plan.

**Financial Impact**

There are no financial implications in regard to the receipt of this report.

**Background Information**

2009-2011 Toronto Police Service Business Plan  
(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18610.pdf>)  
Toronto Police Service: 2009 - 2011 Business Plan  
(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18598.pdf>)

EX29.23	ACTION			
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**Toronto Police Service– 2008 Operating Budget Variance Report – Period Ending September 30, 2008 - (Budget Transfer from the City's Non-Program Operating Budget).**

**Origin**

(January 6, 2009) Report from the Acting Chair, Toronto Police Services Board

**Recommendations**

It is recommended that the Executive Committee approve a budget transfer of \$20,267,000 to the Toronto Police Service’s 2008 net operating budget from the City’s Non-Program operating budget where a provision has been made, to fund the cost of a 3% interim salary award, which results in a revised 2008 net operating budget of \$818,966,200 for the Service with no incremental impact to the City.

**Summary**

The purpose of this report is to provide the Executive Committee with the Toronto Police Service’s 2008 operating budget variance report for the period ending September 30, 2008.

### Financial Impact

The interim salary arbitration award of 3% for the Toronto Police Association, and corresponding award for Senior Officers' Organization members, Command Officers and Excluded members is estimated to cost \$20.3 million (M). Funding was set aside by the City in the 2008 non-program expenditure budget to cover the costs of contract settlements. The \$20.3M additional cost in 2008 due to the salary awards is offset by the budget transfer and therefore there is no net impact on the Toronto Police Service's 2008 overall variance and there is no impact to the City. A further technical adjustment may be required when the 2008 final contracts are settled.

### Background Information

Toronto Police Service - 2008 Operating Budget Variance Report - Period Ending September 30, 2008

<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18599.pdf>

EX29.24	ACTION			
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### Toronto Police Services Board – 2008 Operating Budget Variance Report – Period Ending September 30, 2008 - (Technical Adjustment from the City's Non-Program Budget)

#### Origin

(January 6, 2009) Report from the Acting Chair, Toronto Police Services Board

#### Recommendations

It is recommended that the Executive Committee approve a technical adjustment of \$23,300 from the City's non-program expenditure budget to the Toronto Police Services Board's 2008 net operating budget, to fund the cost of a 3% interim salary award; which results in a revised 2008 net operating budget of \$2,257,200.

#### Summary

The purpose of this report is to provide the Executive Committee with the Toronto Police Services Board's 2008 operating budget variance report for the period ending September 30, 2008.

### Financial Impact

The interim salary arbitration award of 3% for the Toronto Police Association, and associated award for the Toronto Police Service Excluded members is estimated to cost \$23,300. Funding was set aside by the City in the 2008 non-program expenditure budget to cover the costs of contract settlements. The \$23,300 additional cost in 2008 due to the salary awards is offset by the technical adjustment and therefore there is no net impact on the 2008 approved operating budget. A further technical adjustment may be required when the 2008 final contracts are settled.

**Background Information**

Toronto Police Service - 2008 Operating Budget Variance Report - Period Ending September 30, 2008

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18600.pdf>)

EX29.25	ACTION			
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**Toronto Police Service – Parking Enforcement Unit - 2008 Operating Budget Variance Report – Period Ending September 30, 2008**

**Origin**

(January 6, 2009) Report from the Acting Chair, Toronto Police Services Board

**Recommendations**

It is recommended that the Executive Committee approve a budget transfer of \$796,800 to the Toronto Police Service - Parking Enforcement's 2008 net operating budget from the City's Non-Program operating budget where a provision has been made, to fund the cost of a 3% interim salary award, which results in a revised 2008 net operating budget of \$34,707,900 for Parking Enforcement with no incremental impact to the City.

**Summary**

The purpose of this report is to provide the Executive Committee with the Toronto Police Service – Parking Enforcement Unit's 2008 operating budget variance report for the period ending September 30, 2008.

**Financial Impact**

The interim salary award of 3% for the Toronto Police Association is estimated to cost \$0.8M. Funding was set aside by the City in the 2008 non-program expenditure budget to cover the costs of contract settlements. The \$0.8M additional cost in 2008 due to the salary awards is offset by the budget transfer and therefore there is no net impact on the Toronto Police Service - Parking Enforcement unit's overall variance and there is no impact to the City. A further technical adjustment may be required when the 2008 final contracts are settled.

**Background Information**

Toronto Police Service - Parking Enforcement Unit - 2008 Operating Budget Variance Report - Period Ending September 30, 2008

(<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18601.pdf>)

EX29.26	Information			
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**Response to a City of Toronto Request for Information on the Number of Police on Patrol in Crime Problem Areas and the Number of Gun**

## **Crimes**

### **Origin**

(January 5, 2009) Report from the Acting Chair, Toronto Police Services Board

### **Summary**

The purpose of this report is to provide the Executive Committee with the Toronto Police Service's response to recommendation number 14 from City Council decision EX21.2 – City Based Measures to Address Gun Violence.

### **Financial Impact**

There are no financial implications in regard to the receipt of this report.

### **Background Information**

Response to a City of Toronto Request for Information on the Number of Police on Patrol in Crime Problem Areas and the Number of Gun Crimes

<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18602.pdf>