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## Government Management Committee

<b>Meeting No.</b>	24	<b>Contact</b>	Patsy Morris, Committee Administrator
<b>Meeting Date</b>	Thursday, September 17, 2009	<b>Phone</b>	416-392-9151
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	<a href="mailto:gmc@toronto.ca">gmc@toronto.ca</a>
<b>Location</b>	Committee Room 1, City Hall	<b>Chair</b>	Councillor Gloria Lindsay Luby

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Government Management Committee		
Councillor Gloria Lindsay Luby, Chair Councillor Bill Saundercook, Vice-Chair	Councillor Michael Del Grande Councillor Adrian Heaps	Councillor Doug Holyday Councillor Pam McConnell

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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 – May 12, 2009**

**Due to the cancellation of the June 25, 2009, Government Management Committee meeting, the following urgent items were removed from the Agenda and considered by City Council at its meeting of Wednesday, August 5, 2009 and Thursday, August 6, 2009:**

- CC38.1 (previously GM24.7) - Approval to Initiate and Participate in Assessment Appeals**
- CC38.2 (previously GM24.20) - North York City Centre Service Road Acquisition - 54 Horsham Avenue**
- CC38.3 (previously GM24.21) - Conveyance of a Portion of 4375 14th Avenue**
- CC38.4 (previously GM24.22) - Real Estate Acquisitions - Toronto-York Spadina Subway Extension Project (South of Steeles)**
- CC38.5 (previously GM24.24) - Grade Separation at Agincourt GO Station – TTC Sheppard East LRT Project**
- CC38.6 (previously GM24.26) - Renewal of Lease at 425 Adelaide Street West for the Assessment Review Board**
- CC38.7 (previously GM24.28) - Lease Agreement with Eva’s Initiatives for Homeless Youth at 25 Canterbury Place**
- CC38.8 (previously GM24.29) - Terms of a New Lease – 4804-4812 Yonge Street**
- CC38.9 (previously GM24.31) - Leasing of 21 Panorama Court from the Toronto Catholic District School Board for a Community Hub**
- CC38.10 (previously GM24.33) - Metro Hall Café and Catering – YMCA Lease**
- CC38.11 (previously GM24.34) - Leasing 5 Bartonville Avenue East to Urban Arts Community Arts Council**
- CC38.12 (previously GM24.35) - Guild Inn Revitalization and Redevelopment: Letter of Intent with Centennial College and Next Steps Project Documentation**
- CC38.15 (previously GM24.23) - Election of Payment of the Outstanding Balance for Sale of the Closed Lane at the Rear of 585 Queen Street West**

**The above items may be accessed by clicking on the following City Council Decision Link:**  
<http://www.toronto.ca/legdocs/mmis/2009/cc/decisions/2009-08-05-cc38-dd.htm>

**Communications/Reports**

GM24.1	ACTION	10:00 AM		Ward: All
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**Cancellation, Reduction or Refund of Property Taxes – September 17, 2009 Hearing**

*Statutory - City of Toronto Act, 2006*

**Origin**

(June 10, 2009) Report from the Acting Treasurer

**Recommendations**

The Acting Treasurer recommends that:

1. The individual tax appeal applications made pursuant to section 323 of the City of Toronto Act, 2006 resulting in tax reductions (excluding phase-in/capping amounts) totalling \$1,117,053.92 including reductions in Business Improvements Area charges, as identified in Appendix A, be approved.
2. The individual tax appeal applications made pursuant to section 325 of the City of Toronto Act, 2006 resulting in tax reductions (excluding phase-in/capping adjustments) totalling \$184,132.84, as identified in Appendix B, be approved.
3. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**Summary**

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

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

Staff have mailed Notices of Hearing to affected taxpayers advising of the upcoming hearing before the Government Management Committee.

## Financial Impact

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

Table 1: Tax Appeals Summary

Appendix	No. of Applications	Recommended Tax Reduction Total	City Share	Education Share	BIA
A	76	\$1,117,053.92	\$677,565.55	\$429,922.45	\$9,565.92
B	13	\$184,132.84	\$157,384.87	\$26,747.97	\$0.00
Total	89	\$1,301,186.76	\$834,950.42	\$456,670.42	\$9,565.92

The City's share of \$834,950.42 will be funded from the 2009 Tax Deficiency Account (Non-Program Budget). The education share of \$456,670.42 will be recovered from the province/school boards, and the Business Improvement Area (BIA) reductions of \$9,565.92 will be funded from the respective BIA provision.

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

## Background Information

Cancellation, Reduction or Refund of Property Taxes - June 25, 2009 Hearing  
<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22270.pdf>

Appendix A: Council Detail Hearing Report - Section 323 of COTA, Hearing 2009H3  
<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22271.pdf>

Appendix B: Council Detail Hearing Report - Section 325 of COTA, Hearing 2009H3  
<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22272.pdf>

GM24.2	ACTION	10:00 AM		Ward: All
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## Apportionment of Property Taxes – September 17, 2009 Hearing

*Statutory - City of Toronto Act, 2006*

### Origin

(June 10, 2009) Report from the Acting Treasurer

### Recommendations

The Acting Treasurer recommends that:

1. The apportionment of property taxes in the amounts identified in Appendix A and Appendix B, under the columns entitled "Apportioned Tax" and "Apportioned Phase In/Capping", be approved.

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

### **Summary**

This report deals with 15 tax apportionment applications made by the Acting Treasurer or to the Treasurer by an owner of land pursuant to section 322 of the *City of Toronto Act, 2006*, for the properties listed in Appendices A and B (attached).

The legislation requires Council to hold a public meeting at which the applicants and / or property owners may make representations. Council has delegated authority to hold such public meetings to the Government Management Committee.

Staff have mailed Notices of Hearing to affected taxpayers advising of the upcoming hearing before the Government Management Committee.

### **Financial Impact**

Appendices A and B identify that approximately \$8,508.48 (as at May 28, 2009) in penalty and interest charges has accumulated on the tax accounts pending the initiation of the process to reallocate the taxes. This amount, and any other interest that will accumulate on the accounts pending the finalization of the process, will be written off. Authority to write off these interest amounts was previously delegated to the Director of Revenue Services by a Council decision in April 2007. Funding for the write-off of the interest/penalty amount is provided for in the 2009 Tax Penalty Account (Non-Program Budget).

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

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

### **Background Information**

Apportionment of Property Taxes - June 2009 Hearing

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22274.pdf>)

Appendix A: Apportionment Report - Treasurer Initiated Tax Apportionments

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22275.pdf>)

Appendix B: Apportionment Report - Taxpayer Initiated Tax Apportionments

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22276.pdf>)

GM24.3	ACTION			Ward: All
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## 2008 Accounts Receivable Write-off Report

### Origin

(May 20, 2009) Report from the Acting Treasurer

### Recommendations

It is recommended by the Acting Treasurer that:

1. City Council approve the write-off of uncollectible accounts of \$314,879.33 as detailed in Table 1 in this report.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

### Summary

The purpose of this report is to recommend the write-off of uncollectible accounts receivable balances that total \$314,879.33 in accordance with the provisions of the Financial Control By-law, as all collection efforts have been exhausted. The actions being recommended by staff have been reviewed with appropriate Division Heads and Legal Services who concur with the recommendations.

### Financial Impact

There are no financial implications as a result of this report as all accounts recommended for write-off have been provided for and expensed in previous years.

The write-offs recommended in this report amount to \$314,879.33 and when combined with those individual accounts under \$50,000 approved by the Treasurer in the amount of \$823,439.06 the total accounts receivable write offs for 2008 is \$1,138,318.39.

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

### Background Information

2008 Accounts Receivable Write-off Report

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22278.pdf>)

GM24.4	Information			Ward: All
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## 2008 Consulting Services Expenditure – City Divisions and Major Agencies, Boards and Commission

### Origin

(June 9, 2009) Report from the Acting Treasurer

### Summary

The report is to inform the Committee and Council on the consulting services expenditure of City Divisions and major Agencies, Boards and Commission (ABCs) for the year ended December 31, 2008. It contains a summary and details, by category and vendor, of the Operating and Capital consulting services expenditure for 2008, with 2007 comparative.

### Financial Impact

There are no financial implications arising from this report.

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

### Background Information

2008 Consulting Services Expenditure y City Divisions and Major Agencies, Boards and Commission

<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22281.pdf>

Appendix A: 2008 Consulting Services Expenditure - Operating

<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22282.pdf>

Appendix B: 2008 Consulting Services Expenditure - Capital

<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22283.pdf>

GM24.5	ACTION			Ward: All
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## Purchasing By-law Review

### Origin

(June 5, 2009) Report from the Acting Treasurer

### Recommendations

The Acting Treasurer recommends that:

- Chapter 195, Purchasing, of the Toronto Municipal Code be amended in accordance with the proposed amendments outlined in Attachment 1 of this report.

- Chapter 71, Financial Control, of the Toronto Municipal Code be amended to provide, during the summer months when Standing Committees and Council do not have any regularly scheduled meetings, an extended authority to the Chief Financial Officer to approve any reallocation of budget between capital projects in an amount of not more than \$1 million.

### Summary

The City's Purchasing By-law, as adopted by City Council in 2004, includes a provision to undertake a comprehensive review of the By-law and related policies every five (5) years.

This report summarizes the results of the five year review process and recommends changes to Chapter 195 "Purchasing" of the Toronto Municipal Code (the "Purchasing By-law"), and a procurement related change to the Chapter 71 "Financial Control" of the Code (the "Financial Control" By-law).

### Financial Impact

There are no financial implications as a result of this report.

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

### Background Information

Purchasing By-law Review

<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22285.pdf>

GM24.6	ACTION			Ward: 19
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### Ontario Place - Assessment Review Board Appeals

**Confidential Attachment - 2 - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board**

### Origin

(June 9, 2009) Report from the Acting Treasurer and the City Solicitor

### Recommendations

The Acting Treasurer and the City Solicitor recommend that:

- Council adopt the recommendations contained in Confidential Attachment 2.
- Council authorize the public release of the confidential information and recommendations contained in Confidential Attachment 2, at the discretion of the City Solicitor, if a settlement is finalized to the satisfaction of the City Solicitor.



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

### Summary

This report provides information on the status of the assessment appeals filed with the Assessment Review Board by the Ontario Place Corporation for taxation years 1998 to 2008 inclusive, with respect to their premises at 955 Lake Shore Boulevard West (re: Assessment Roll Number 1904 041 040 00910) and 851 Lake Shore Boulevard West (re: Assessment Roll Number 1904 041 040 01040). In addition, the report recommends a settlement of the appeals as outlined in Confidential Attachment 2.

### Financial Impact

Details regarding financial impacts resulting from the recommendations made in this report are disclosed in Confidential Attachment 2.

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

### Background Information

Ontario Place - Assessment Review Board Appeals  
<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22286.pdf>  
 Confidential Attachment 2 and Appendix A

GM24.7	Information			
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### Approval to Initiate and Participate in Assessment Appeals - (Withdrawn)

**ITEM REMOVED BY CITY COUNCIL**

GM24.8	ACTION			Ward: All
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### Write-off of Unpaid Property Taxes for Apportionment Applications Filed with the Assessment Review Board

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

### Origin

(June 15, 2009) Report from the Acting Treasurer and City Solicitor

## Recommendations

The Acting Treasurer and City Solicitor recommend that:

1. Council adopt the recommendations contained in Confidential Attachment 1;
2. The Confidential Attachment remain confidential as it contains information subject to solicitor/client and litigation privilege; and
3. The appropriate City staff be authorized and directed to take the necessary action to give effect thereto.

## Summary

This report advises on the status of the 292 apportionment applications filed with the Assessment Review Board (ARB) in 2005, pursuant to Ontario Regulation 399/03, for taxes related to 2002 and prior years. This report also recommends that authority be delegated to the Acting Director of Revenue Services, in consultation with the City Solicitor, to withdraw certain of the applications based on criteria set out in the confidential attachment to this report.

## Financial Impact

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

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

## Background Information

Write-off of Unpaid Property Taxes for Apportionment Applications Filed with the Assessment Review Board

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22294.pdf>)

Confidential Attachment 1

Confidential Appendix A to Confidential Attachment 1

GM24.9	ACTION			Ward: 6
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## Response to Applicant's Request for Funds - Proposed Remediation of the former Treatment Plant Lands adjacent to Mystic Pointe Developments: Manitoba Street, Grand Avenue and Legion Road

**Confidential Attachment - 1 - The receiving of advice that is subject to solicitor-client privilege**

## Origin

(June 8, 2009) Report from the City Solicitor

## Recommendations

The City Solicitor recommends:

1. That Council decline the request of Sunrise West Building Group Inc., arising under the 2003 Development Agreement, for the City to provide additional funds for the applicant to remediate the City's adjacent Treatment Plant Lands.
2. That the confidential information in Attachment 1 not be made public.

## Summary

This report recommends that the City decline the applicant's request, pursuant to a 2003 Development Agreement, that the City provide additional funds for the applicant to remediate the City's Treatment Plant Lands, which lands are adjacent to the development site.

## Financial Impact

The recommendations of this report will have no financial impact beyond what has already been approved in the current year's budget.

## Background Information

Response to Applicant's Request for Funds, Proposed Remediation of the former Treatment Plant Lands adjacent to Mystic Pointe Developments: Manitoba Street, Grand Avenue and Legion Road

<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22296.pdf>

Confidential Attachment 1

**This report supersedes the report dated June 9, 2009**

GM24.10	ACTION			Ward: All
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## The Corporation of the City of York Employee Pension Plan – Actuarial Report as at December 31, 2008

### Origin

(August 12, 2009) Report from the Acting Treasurer

## Recommendations

The Acting Treasurer recommends that:

1. The report on the "Actuarial Valuation for Funding Purposes as at December 31, 2008" prepared by Mercer Human Resource Consulting with respect to The Corporation of the City of York Employee Pension Plan be received.
2. Authority be granted for the City officials to increase the existing special payments of \$2,945,530 in 2009 to \$3,495,862 in order to fund the additional going-concern and solvency deficiencies which developed in 2008.

3. Authority be granted for City officials to make interest payments of \$9,288 which are required because the increase in special payments will not be processed until November 1, 2009.
4. The appropriate City officials be authorized to make special annual payments of \$1,066,332 per year for 2010-2012 and \$550,332 for 2013 for the going-concern and solvency deficiency.
5. This report be forwarded to Budget and Executive Committees with a recommendation that the 2009 non-program budget for “Programs funded from Reserve Funds” be increased by \$559,620 gross and \$0 net, funded by a draw from the Employee Benefits Reserve Fund (XR1002), to accommodate the new special payment requirements resulting from the 2008 Actuarial Valuation for The City of York Employee Pension Plan.
6. The appropriate City officials be authorized to take the necessary action to give effect to the foregoing recommendations.

### **Summary**

This report submits the Actuarial Valuation as at December 31, 2008 for the Corporation of the City of York Employee Pension Plan (the Plan) and requests additional funding in the form of special annual payments to the Plan as required under the Ontario pension legislation with respect to the solvency and going-concern deficiencies.

The 2008 Valuation sets forth the financial position of the Plan for the year ended December 31, 2008. The report outlines both the solvency deficiency and a going-concern deficiency of the Plan and outlines an amortization schedule of payments required to eliminate the deficiency within the mandatory five years. As a result of the financial position of the Plan, staff are recommending that no cost of living increase be provided to pensioners in 2009.

### **Financial Impact**

As a result of the 2007 Actuarial Valuation and previous valuations, the City of Toronto was required to make special annual payments to the Plan in the amount of \$3,121,264 for 2008 and \$2,945,530 in 2009.

The 2008 Actuarial Valuation shows deterioration in both the going-concern and solvency position of the Benefit Fund. As a result, the City of Toronto is required to increase the special payments for 2009 to a minimum of \$3,505,150 which includes the required interest. The total amount of interest owing that has been calculated using an interest rate of 4.625%, which is the discount rate used for the solvency valuation, is \$9,288. The interest amount in addition to the catch-up payment and the required monthly contribution totals \$764,231 and is required on November 1<sup>st</sup>, 2009 to meet the financial obligation of the plan.

Funding for these special annual payments will come from the Employee Benefits Reserve. For 2009, \$2,945,530 has been budgeted from this account. Therefore, there is an additional 2009 budget imperative of \$559,620 as a result of the new annual special payment requirements resulting from the 2008 Actuarial Valuation.

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

### **Background Information**

Report - The Corporation of the City of York Employee Pension Plan - Actuarial Report as at December 31, 2008

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23296.pdf>)

Attachment - Actuarial Valuation Report for the City of York Employee Pension Plan - May 2009, submitted by Mercer

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23297.pdf>)

## **10a Actuarial Valuation for Funding Purposes as at December 31, 2008**

### **Origin**

(May 29, 2009) Letter from the City of York Employee Pension Plan Committee

### **Recommendations**

The City of York Employee Pension Plan Committee recommended to the Government Management Committee that City Council adopt the following recommendations contained in the Recommendations Section of the report (May 11, 2009) from Anil Narale, Principal, Mercer Human Resource Consulting:

“It is recommended that:

1. No post-retirement adjustment be made as at July 1, 2009; and
2. The City contribute from January 1, 2009, at the rate of \$292,218 per month to October 2009 and \$286,841 per month thereafter in respect of the unfunded liability and solvency deficiency, until revised by a subsequent valuation report.”

### **Summary**

The City of York Employee Pension Plan Committee on May 28, 2009, considered a communication (May 11, 2009) from Anil Narale, Principal, Mercer Human Resource Consulting, forwarding the report (May 2009) entitled “Corporation of the City of York Employee Pension Plan - Actuarial Valuation for Funding Purposes as at December 31, 2008”, and recommending that the Committee approve the report for submission to City Council so that the report can be filed with the Canada Revenue Agency and the Financial Services Commission of Ontario.

### **Background Information**

Letter-City of York Pension Plan Committee

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22309.pdf>)

**This report supersedes the report dated June 9, 2009**

GM24.11	ACTION			Ward: All
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**Metropolitan Toronto Police Benefit Fund – Actuarial Report as at December 31, 2008****Origin**

(August 12, 2009) Report from the Acting Treasurer

**Recommendations**

The Acting Treasurer recommends that:

1. The “Report on the Actuarial Valuation for Funding Purposes as at December 31, 2008” prepared by Mercer Human Resource Consulting with respect to the Metropolitan Toronto Police Benefit Fund, be received.
2. Authority be granted for City officials to increase the existing special payments of \$772,200 in 2009 to \$5,425,800 beginning on November 1, 2009 in order to fund the solvency deficiency of the Plan based on the 2008 actuarial valuation.
3. Authority be granted for City officials to make interest payments of \$82,660 which is required as the increase in special payments will not be processed until November 1, 2009.
4. The appropriate City officials be authorized to make special annual payments in the amount of \$4,653,600 for the solvency deficiency for years 2010-2013.
5. This report be forwarded to Budget and Executive Committees with a recommendation that the 2009 non-program budget for “Programs funded from Reserve Funds” be increased by \$3,508,460 gross and \$0 net, funded by a draw from the Employee Benefits Reserve Fund (XR1002), to accommodate the new special payment requirements resulting from the 2008 Actuarial Valuation for the Metropolitan Police Benefit Fund.
6. The appropriate City officials be authorized to take the necessary action to give effect to the foregoing recommendations.

**Summary**

This report submits the Actuarial Valuation as at December 31, 2008 for the Metropolitan Toronto Police Benefit Fund (MTPBF) and requests additional funding in the form of special annual payments as required under Ontario pension legislation when a plan has a “solvency deficiency”.

The 2008 Valuation sets forth the financial position of the Benefit Fund for the year ended December 31, 2008, outlines its solvency deficiency at that date, provides an amortization schedule for eliminating the deficiency within the mandatory five years and recommends no cost-of-living increase for pensioners for 2009.

### **Financial Impact**

As a result of the 2007 Actuarial Valuation and previous valuations, the City of Toronto was required to make special annual payments to the Benefit Fund in the amount of \$2,416,200 for 2008 and \$772,200 in 2009.

The 2008 Actuarial Valuation shows a deterioration in the solvency position of the Benefit Fund. As a result the City of Toronto is required to increase the special payments for 2009 to a minimum of \$5,508,460 which includes required interest. The total amount of interest owing that has been calculated using an interest rate of 4.625%, which is the discount rate used for the solvency valuation, is \$82,660. The interest amount, in addition to the catch-up payment of \$4,477,160, are required on November 1, 2009 to meet the financial obligation of the plan.

Funding for these special annual payments will come from the Employee Benefits Reserve. For 2009, \$2,000,000 has been budgeted from this account. Therefore, there is an additional 2009 budget imperative of \$3,508,460 as a result of the new annual special payment requirements resulting from the 2008 Actuarial Valuation.

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

### **Background Information**

Report - Metropolitan Toronto Police Benefit Fund - Actuarial Report as at December 31, 2008 (<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23299.pdf>)

Attachment - Actuarial Valuation Report for Metropolitan Toronto Police Benefit Fund - April 2009, submitted by Mercer (<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23300.pdf>)

## **11a Metropolitan Toronto Police Benefit Fund – Actuarial Valuation as at December 31, 2008**

### **Origin**

(April 24, 2009) Letter from the Metropolitan Toronto Police Benefit Fund Board of Trustees

### **Recommendation**

The Board of Trustees of the Metropolitan Toronto Police Benefit Fund recommends to the Government Management Committee that City Council approve that there be no improvements for retired members at this time.

## Summary

The Board of Trustees of the Metropolitan Toronto Police Benefit on April 13, 2009, considered a communication (April 13, 2009) from Anil Narale, Principal, Mercer, forwarding the Actuarial Valuation Report (April 2009) for the Metropolitan Toronto Police Benefit Fund prepared as at December 31, 2008.

Anil Narale, Principal, Mercer, gave a presentation to the Board of Trustees on the Actuarial Valuation Report.

## Background Information

Letter from the Metropolitan Toronto Police Benefit Fund Board of Trustees (<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22312.pdf>)

GM24.12	ACTION			Ward: All
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## Metropolitan Toronto Pension Plan – Actuarial Report as at December 31, 2008

### Origin

(June 9, 2009) Report from the Acting Treasurer

### Recommendations

The Acting Treasurer recommends that:

1. The “Report on the Actuarial Valuation for Funding Purposes as at December 31st, 2008” prepared by Mercer Human Resource Consulting with respect to the Metropolitan Toronto Pension Plan, be received.
2. The appropriate City officials be authorized to grant a cost of living increase of 2.37% on pensions, effective January 1, 2009 to pensioners on benefit for more than one year and a proportionate increase of 0.1975% for each month of pension payment made in 2008 be granted for pensioners who retired during 2008 at a cost of \$12.8 million on a solvency basis which will be paid for through the Indexation Reserve Account of the Plan.
3. By-Law No. 15-92 of the former Metropolitan Corporation governing the Metropolitan Toronto Pension Plan as amended to date be further amended accordingly and authority be granted to introduce the necessary bill in Council.
4. The appropriate City officials be authorized to take the necessary action to give effect to the foregoing recommendations.

### Summary

This report submits the Actuarial Valuation as at December 31, 2008 for the Metropolitan Toronto Pension Plan (“the Plan”) and provides recommendations for a cost of living increase to pensioners effective January 1, 2009.



The 2008 valuation sets forth the financial position of the plan for the year ended December 31, 2008, outlines recommendations for a cost of living increase of 2.37% for pensioners effective January 1, 2009 and confirms that the Plan does not require any special payments by the City of Toronto.

### **Financial Impact**

The estimated cost of the increase on a solvency basis is \$12.8 million and on a going-concern basis the cost is \$12.2 million. This increase is payable from the Plan's Indexation Reserve Account without any contribution by the City. The balance of the Indexation Reserve Account as at December 31, 2008 is \$75.7 million.

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

### **Background Information**

Report - Metropolitan Toronto Pension Plan - Actuarial Report as at December 31, 2008  
(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22273.pdf>)

Attachment - Actuarial Valuation Report on Metropolitan Toronto Pension Plan, April 2009, submitted by Mercer  
(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23301.pdf>)

## **12a Metropolitan Toronto Pension Plan – Actuarial Valuation as at December 31, 2008**

### **Origin**

(April 24, 2009) Letter from the Metropolitan Toronto Pension Plan Board of Trustees

### **Recommendation**

The Board of Trustees of the Metropolitan Toronto Pension Plan recommended to the Government Management Committee that City Council approve that an increase of 2.37% be granted on pensions, effective January 1, 2009, to pensioners on benefit for more than one year and a proportionate increase of 0.1975% for each month of pension payment made in 2008 be granted for pensioners who retired during 2008, for which the total estimated cost is \$12,230,000. on the going-concern basis, or \$12,800,000. on the solvency basis.

### **Summary**

The Board of Trustees of the Metropolitan Toronto Pension Plan on April 24, 2009, considered a communication (April 13, 2009) from Anil Narale, Principal, Mercer, forwarding the Actuarial Valuation Report (April 2009) for the Metropolitan Toronto Pension Plan prepared as at December 31, 2008.

Anil Narale, Principal, Mercer, gave a presentation to the Board of Trustees on the Actuarial Valuation Report.

## Background Information

Letter from the Metropolitan Toronto Pension Plan Board of Trustees  
<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23244.pdf>

GM24.13	ACTION			Ward: All
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## Toronto Civic Employees' Pension and Benefit Fund – Actuarial Report as at December 31, 2008

### Origin

(June 9, 2009) Report from the Acting Treasurer

### Recommendations

The Acting Treasurer recommends that:

1. The report on the “Actuarial Valuation for Funding Purposes as at December 31, 2008” prepared by Buck Consultants Ltd. with respect to the Toronto Civic Employees’ Pension and Benefit Fund, be received.
2. City Council approve a cost of living increase of 2.34% on pensions effective January 1, 2009 at a cost of \$7.5 million on a solvency basis which will be paid for by the fund.
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.

### Summary

This report submits the Actuarial Valuation as at December 31, 2008 for the Toronto Civic Employees’ Pension and Benefit Fund (“the Fund”) and provides recommendations for a cost of living increase to pensioners effective January 1, 2009.

The 2008 valuation sets forth the financial position of the fund for the year ended December 31, 2008, outlines recommendations for a cost of living increase of 2.34% for pensioners effective January 1, 2009 and confirms that the fund does not require any special payments by the City of Toronto.

### Financial Impact

The estimated cost of the increase on a solvency basis is \$7.5 million and \$6.5 million on a going-concern basis. This increase is payable from the assets of the fund and would not create any funding shortfall.

As at December 31, 2008, the Fund had a smoothed going-concern surplus of \$134.7 million and an unsmoothed solvency excess of \$48.2 million.

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

### **Background Information**

Toronto Civic Employees' Pension & Benefit Fund - Actuarial Report as at December 31, 2008 (<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22279.pdf>)

Attachment - 2008 Actuarial Report for the Toronto Civic Employees' Pension & Benefit Fund as at December 31, 2008

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22280.pdf>)

## **13a The Toronto Civic Employees' Pension and Benefit Fund – 2009 Consumer Price Index Increase**

### **Origin**

(April 28, 2009) Letter from the Toronto Civic Employees' Pension and Benefit Fund Committee

### **Recommendations**

The Committee unanimously:

1. Approved the Valuation Report, and authorized Ms. Rynne to make minor clerical amendments thereto, in consultation with the Senior Solicitor.
2. Directed the Acting Director, Pension, Payroll and Employee Benefits to include in her report to the Government Management Committee submitting the Valuation Report a request that, in view of the Fund's actuarial surpluses, Council grant to those in receipt of pensions from the Fund as of January 1, 2009, a 2.34% Consumer Price Index increase even though no such increase is called for by the formula in the Fund's governing by law.
3. Requested that a copy of the final report be provided to Members of the Committee.

### **Summary**

The Toronto Civic Employees' Pension and Benefit Fund Committee on April 28, 2009, considered a draft document (April 2009), entitled "Toronto Civic Employees' Pension and Benefit Fund Actuarial Valuation Report as of December 31, 2008", submitted by Cynthia L. Rynne, Consulting Actuary, Buck Consultants, who gave a presentation thereon and answered Members' questions.

The Committee held discussions regarding the CPI Increase for 2009.

**Background Information**

Report (April 28, 2009) from the Toronto Civic Employees' Pension and Benefit Fund Committee

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22284.pdf>)

GM24.14	ACTION			Ward: All
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### **Toronto Fire Department Superannuation and Benefit Fund – Actuarial Report as at December 31, 2008**

**Origin**

(June 9, 2009) Report from the Acting Treasurer

**Recommendations**

The Acting Treasurer recommends that:

1. The report on the “Actuarial Valuation for Funding Purposes as at December 31, 2008” prepared by Buck Consultants Ltd. with respect to the Toronto Fire Department Superannuation and Benefit Fund, be received.
2. City Council confirm that for the reasons stated in this report, no cost of living increase be provided to the Benefit Fund’s pensioners in 2009.
3. The Toronto Fire Department Superannuation and Benefit Fund Committee be advised accordingly.
4. The appropriate City officials be authorized to take the necessary action to give effect to the foregoing recommendations.

**Summary**

This report submits the Actuarial Valuation as at December 31, 2008 for the Toronto Fire Department Superannuation and Benefit Fund (the Benefit Fund) and provides recommendations from staff to not provide a cost of living increase in accordance with the Fund’s governing By-law. The Toronto Fire Department Superannuation and Benefit Fund Committee has submitted a request that Council approve an increase of 2.34% for 2009, however, staff do not support this request due to the deteriorating financial position of the fund and potential requirements for special payments by the City beginning in 2010.

The 2008 Valuation sets forth the financial position of the Benefit Fund for the year ended December 31, 2008, showing that at that time, although there was a smoothed going-concern surplus of \$43.4 million, the Fund’s solvency had deteriorated and will likely require special payments commencing in 2010. As a result, staff are recommending that no cost of living increase be provided to pensioners in 2009.

**Financial Impact**

There are no financial implications arising from this report.

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

**Background Information**

Toronto Fire Department Superannuation and Benefit Fund - Actuarial Report as at December 31, 2008

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22290.pdf>)

Attachment - Toronto Fire Department Superannuation and Benefit Fund Actuarial Valuation Report as of December 31, 2008

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22291.pdf>)

**14a 2008 Actuarial Valuation Report for The Toronto Fire Department Superannuation and Benefit Fund – 2009 Consumer Price Index Increase****Origin**

(June 3, 2009) Letter from the Toronto Fire Department Superannuation and Benefit Fund Committee

**Recommendation**

The Toronto Fire Department Superannuation and Benefit Fund Committee recommends to the Government Management Committee that City Council grant to those in receipt of pensions from the Fund as of January 1, 2009, a 2.34% increase in benefits to match the increase in the Consumer Price Index during 2008.

**Summary**

The Toronto Fire Department Superannuation and Benefit Fund Committee on June 3, 2009, considered a draft document (April 2009), entitled “Toronto Fire Department Superannuation and Benefit Fund Actuarial Valuation Report as of December 31, 2008”, submitted by Cynthia L. Rynne, Consulting Actuary, Buck Consultants. Ms. Rynne joined the meeting and answered Members’ questions.

The Committee held discussions regarding the CPI Increase for 2009.

**Background Information**

Letter from the Toronto Fire Department Superannuation and Benefit Fund Committee

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22293.pdf>)

**This report supersedes the report dated May 28, 2009.**

GM24.15	ACTION			Ward: All
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## **Sole Source Contract for the Supply and Installation of Election Results Transmission Equipment Replacement**

### **Origin**

(September 2, 2009) Report from the City Clerk and the Director of Purchasing and Materials Management

### **Recommendation**

The City Clerk and the Director of Purchasing and Materials Management recommend that:

1. Council authorize the City Clerk to enter into a Sole Source agreement, in a form satisfactory to the City Solicitor, with Election Systems and Software (ES&S) for the supply and installation of Election Results Transmission Equipment from the date of award to December 31, 2009 in the amount of \$814,915.09 (\$687,460.00 US) net of GST.

### **Summary**

This report requests authority to enter into a sole source agreement with Election Systems & Software (ES&S) for the replacement of the wireless transmission equipment in the City's 1,850 optical scan vote counting equipment.

Given the specialized nature and proprietary rights of the vote counting equipment, it is necessary for ES&S, the developer and manufacturer of the vote counting equipment, to install the new transmission equipment. The wireless technology used over the last three general municipal elections (2000, 2003, and 2006) is no longer supported by any wireless provider, and replacement technology must be purchased in order to maintain the current level of service.

The City Clerk will take advantage of a \$413,68.94 net of GST (\$375,000.00 U.S.) credit with ES&S, reducing the cash outlay for the purchase of the wireless transmission equipment to \$344,688.36 (\$312,460.00 U.S.) net of GST.

### **Financial Impact**

The total potential contract value is \$793,476.94 (\$719,286.85 U.S.) including all applicable taxes and charges. The total potential contract value is \$758,367.35 net of GST (\$687,460.00 U.S.).

In addition, the City Clerk took advantage of a \$413,678.99 net of GST (\$US375,000.00) credit with ES&S negotiated as partial payment in the rental of 1,500 of the City's optical scan vote counting equipment back to ES&S for its use in the November, 2008 US election. By taking advantage of the credit, the cash outlay related to the purchase of the wireless

transmission equipment is reduced to \$344,688.36 (\$312,460.00 U.S.) net of GST.  
(Note - 1 CAD = 0.9065 USD – Bank of Canada – September 1st, 2009)

Funding is available in the 2009 City Clerk's Office Capital Budget in account CGV038 (Election Results Transmission Equipment).

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

### **Background Information**

Report - Sole Source Contract for the Supply and Installation of Election Results Transmission Equipment Replacement  
(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23304.pdf>)

**This report supersedes the report dated June 17, 2009**

GM24.16	ACTION			Ward: All
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### **Sole Source Contract with the Royal Lifesaving Society**

#### **Origin**

(August 6, 2009) Report from the General Manager, Parks, Forestry and Recreation and the Director, Purchasing and Materials Management Division

#### **Recommendation**

The General Manager of Parks, Forestry and Recreation and the Director, Purchasing and Materials Management recommend that:

1. City Council grant authority for the issuance of a sole source contract with the Royal Lifesaving Society for Aquatic Lifesaving Program Affiliation and Licensing Fees, Candidate Exam and Certification Fees and the Supply of Course Materials in the total amount of \$3,461,809.00 net of GST for a five-year period, effective November 1, 2009.

#### **Summary**

This report requests that City Council grant authority for the issuance of a Sole Source Contract with the Royal Lifesaving Society (the Society) for the supply of Aquatic Lifesaving Program Affiliation and Licensing Fees, Candidate Exam and Certification Fees and the Supply of Course Materials for a five year period effective November 1, 2009.

This report also advises the Government Management Committee of an overspent, expired contract with the Royal Lifesaving Society for Leadership Management Services that provides trainers to deliver the City's Aquatic Lifesaving Programs.

## Financial Impact

The total potential contract award identified in this report is \$3,536,186.00 including all applicable taxes and charges. The total potential cost to the City net of GST is \$3,461,809.00, effective November 1, 2009. Funding for the 2009 fees in the amount of \$109,390.00 net of GST is available in various Cost Centres within the Parks, Forestry and Recreation's 2009 Operating Budget in cost elements 4199 (services such as certification fees) and 2013 (materials such as training manuals). Small increases are projected in 2010 through 2014 representing an estimated annual increase of 2% in exam/certification fees and materials costs as advised by the Royal Life Saving Society. These increases will be absorbed within the Parks, Forestry and Recreation future years' operating budgets and partially offset by the anticipated increases in recreation program registration fees.

Annual funding details (net of GST) are provided in the table below:

Account	2009 Nov 1 to Dec 31	2010	2011	2012	2013	2014 Jan 1 to Oct 31	Total
Various	\$109,390	\$668,724	\$681,362	\$694,253	\$707,402	\$600,679	\$3,461,809

No funding is being requested or required for the overspending in contract No. 47006089 which expired December 31, 2004. All invoices have been paid and over expenditures were absorbed within the Parks, Forestry and Recreation operating budget. Non-contract invoices from the same vendor were incorrectly applied to the contract which resulted in over expenditure while non-contract accounts were under spent.

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

## Background Information

Report - Sole Source Contract with the Royal Lifesaving Society  
<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23305.pdf>

GM24.17	ACTION			Ward: All
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## Contract Amendment – Toronto Hydro Street Lighting Electrical Services including Design, Supply and Installation

### Origin

(June 8, 2009) Report from Deputy City Manager Sue Corke and the Director, Purchasing and Materials Management



## Recommendations

The Deputy City Manager and the Director of Purchasing and Materials Management recommend that the Government Management Committee grant authority to:

1. Increase Contract #47012227 with Toronto Hydro Street Lighting Inc., by an additional \$2,500,000.00 net of GST for a revised total value of \$5,276,415.10 net of GST.
2. Amend the validity end date from November 30, 2009, to February 26, 2010, to allow for the payment of invoices only. No additional orders will be placed against this Contract after November 30, 2009.

## Summary

The purpose of this report is to request authority to amend Contract #47012227 with Toronto Hydro Street Lighting Inc., for the design, supply, installation, and inspection of decorative pedestrian street lighting, and other lighting projects, through a capital cost-sharing program with various Business Improvement Areas (BIAs).

The City of Toronto Municipal Code Chapter 71- Financial Control, states that if costs for a commitment exceed the original funding by more than \$500,000.00 excluding all taxes, approval must be obtained from the appropriate Standing Committee. The amendment is primarily to ensure continued processing of decorative lighting capital projects, in the final year of the contract.

## Financial Impact

The total contract amendment identified in this report is \$2,625,000.00 including all applicable taxes and charges. The total contract amendment cost to the City is \$2,500,000.00 net of GST. The revised total contract value with Toronto Hydro Street Lighting Inc. is increased from \$2,776,415.10 to \$5,276,415.10 all net of GST.

Funds required for the commitment of capital cost shared electrical projects, for various Business Improvement Areas (BIAs), in the final year of the contract, are available in the 2009 Economic Development, Culture and Tourism Capital Budget in the following accounts: CED043 for \$1,250,000.00 net of GST and CED046 for \$1,250,000.00 net of GST.

The various BIAs will reimburse the City for 50% of the costs applied to their districts.

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

## Background Information

Contract Amendment - Toronto Hydro Street Lighting Electrical Services including Design, Supply and Installation

<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22298.pdf>

GM24.18	Information			Ward: All
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**Report on Over Expenditure for the Supply and Delivery of Various Blends of Unleaded Gasoline and Diesel Fuel to Fleet Services - Contracts 47011249 47012078, and 47013072**

**Origin**

(June 3, 2009) Report from the Director, Fleet Services and the Director, Purchasing and Materials Management

**Summary**

The purpose of this report is to advise on the over expenditures of contracts, for the supply and delivery of various blends of unleaded gasoline and diesel fuel, for Fleet Services against Contracts 47011249 (January 01, 2006 to December 31, 2006), Contract 47012078 (January 01, 2007 to December 31, 2007), and Contract 47013072(January 1, 2008 to December 31, 2008). .

**Financial Impact**

The increased amount in the purchase order amendment for the supply and delivery of various blends of unleaded gasoline and diesel fuel covered under Contract No. 47011249 for the period of January 1, 2006 to December 31, 2006 is \$978,079.61 as follows:

Contract 47011249	
(a) Original Contract Amount	\$7,826,762.61
(b) Over Expenditure of Funds	\$ 978,079.61
(c) Revised Value of Contract	\$8,804,842.22

The increased amount of the purchase order amendment for the supply and delivery of various blends of unleaded gasoline and diesel fuel covered under Contract No. 47012078 for the period of January 1, 2007 to December 31, 2007 is \$2,057,798.41 is as follows:

Contract 47012078	
(a) Original Contract Amount	\$ 9,100,144.30
(b) Over Expenditure of Funds	\$ 2,057,798.41
(c) Revised Value of Contract	\$11,157,942.71

The increased amount of the purchase order amendment for the supply and delivery of various blends of unleaded gasoline and diesel fuel covered under Contract No. 47013072 for the period of January 1, 2008 to December 31, 2008 is \$3,765,399.13 is as follows:

Contract 47013072	
(a) Original Contract Amount	\$ 10,406,140.07
(b) Over Expenditure of Funds	\$ 3,765,399.13
(c) Revised Value of Contract	\$14,171,539.20

The total contract value increase to Contracts 47011249, 47012078, and 47013072 is \$6,801,277.15 net of GST (\$7,202,058.56 including all applicable taxes).

The over expenditures were covered by Fleet Services' 2006, 2007, and 2008 approved operating budgets which included funding for the acquisition of various blends of unleaded gasoline and diesel fuels that were charged back to the user programs based on their

consumption levels. The additional costs of \$987,079.61 in 2006, \$2,057,798.41 in 2007 and \$3,765,399.13 in 2008 for the acquisitions were charged to cost centre group FL200-300 “Fuel Sites” and cost elements 2260 and 2280 in all three (3) years.

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

### **Background Information**

Report on Over Expenditure for the supply and delivery of various blends of Unleaded Gasoline and diesel fuel to Fleet Services - Contracts 47011249 47012078, and 47013072 (<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22299.pdf>)

GM24.19	Information			Ward: All
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## **Local Food Procurement Policy and Implementation Plan - Update**

### **Origin**

(June 8, 2009) Report from the Director, Toronto Environment Office and the General Manager Children’s Services

### **Summary**

In October 2008, Council adopted a Local Food Procurement Policy, aimed at reducing greenhouse gas and smog causing emissions generated by the import of food from outside Ontario as part of the implementation of the Climate Change, Clean Air and Sustainable Energy Action Plan. The policy demonstrates that the City of Toronto is committed to progressively increasing the percentage of food being served at City-owned facilities or purchased for City operations from local sources.

Children’s Services, jointly with the Toronto Environment Office, is implementing the first phase of the Local Food Procurement Policy and Implementation Plan, as adopted by Council in October 2008.

This report describes the opportunities and challenges experienced during the first phase of implementation and informs the Government Management Committee of our ongoing progress and upcoming strategies to initiate the increased purchase of local food by other City divisions.

Thus far, the following achievements have been made:

- increase in local food procurement of 13.4% over baseline for a total of 33.4%
- interdivisional working group established;
- information session provided to support broader implementation;

- supplier sourcing more local products;
- adjustments to purchasing practices such as increasing bulk buying and menu planning more sensitive to seasonal availability of produce has been effective in managing estimated cost impacts of local purchasing.

A follow-up report on the action plan and associated financial implications will be presented in Spring 2010, which will allow for additional research and expenditures information, resulting in an accurate portrayal of current corporate local food purchases.

**Financial Impact**

The 2009 Council Approved Operating Budget for Children’s Services includes \$15,000 or 0.7% in increased expenditures for the first phase of the Local Food Procurement Policy. This increase in funding along with adjustments to purchasing practices and policy changes within the Children’s Services Pilot has resulted in an increase in local food procurement of 13.4% over baseline, for a total of 33.4%.

Additional costs associated with implementing the next phases of the Local Food Procurement Policy for each City Division that manages food contracts as part of their operations, will be reported in the spring of 2010, incorporating product substitutions where there is no cost differential, menu changes based on seasonal availability, and other improvements arising from the Children’s Services pilot project.

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

**Background Information**

Local Food Procurement Policy and Implementation Plan - Update  
<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22345.pdf>

GM24.20	Information			
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**North York City Centre Service Road Acquisition – 54 Horsham Avenue - (Withdrawn)**

**ITEM REMOVED BY CITY COUNCIL**

GM24.21	Information			
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**Conveyance of a Portion of 4375 14th Avenue - (Withdrawn)**

**ITEM REMOVED BY CITY COUNCIL**

GM24.22	Information			
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**Real Estate Acquisitions – Toronto-York Spadina Subway Extension Project - (Withdrawn)**

**ITEM REMOVED BY CITY COUNCIL**

GM24.23	Information			Ward: 20
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**Election of Payment of the Outstanding Balance for Sale of the Closed Lane at the Rear of 585 Queen Street West - (Withdrawn)**

**ITEM REMOVED BY CITY COUNCIL**

GM24.24	Information			
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**Grade Separation at Agincourt GO Station - TTC Sheppard East LRT Project - (Withdrawn)**

**ITEM REMOVED BY CITY COUNCIL**

GM24.25	ACTION			Ward: 12
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**Overflow Parking Licence Agreement at City's Lands of 50 Ingram Drive**

**Origin**

(June 8, 2009) Report from the Chief Corporate Officer

**Recommendations**

The Chief Corporate Officer recommends that:

1. Council authorize a Licence Agreement for approximately fifty (50) overflow parking spaces at 50 Ingram Drive for a five (5) year term with a five (5) year renewal option substantially based on the terms and conditions as set out in the attached Appendix "A".
2. The Chief Corporate Officer be authorized to administer and manage the Licence 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.

## Summary

The purpose of this report is to seek the authority to enter into a non-exclusive Licence Agreement with My Father's House for approximately fifty (50) overflow vehicular parking spaces on City owned land at 50 Ingram Street (the "City Lands") for a five (5) year term with a five (5) year renewal option. The Licence is in exchange for My Father's House agreeing to grant to the City a permanent non-exclusive access easement (the "Access Easement") through a portion of its lands at 2265 Keele Street for the purposes of ingress and egress to and from Keele Street to the City Lands on which Parks, Forestry and Recreation Division (PFR) is planning to develop a golfing related activity.

## Financial Impact

This transaction will result in the Licence Agreement that allows My Father's House to use up to 50 parking spaces in a designated area on the City lands for a 5 year term (with a five year option), in exchange for a permanent non-exclusive easement through a portion of My Father's House lands, for a nominal fee, for the purposes of ingress and egress to the City's lands west of Ingram Transfer Station. My Father's House will also pay realty taxes, as well as all maintenance and operating costs related to the designated area. As this designed area is currently vacant land there will be no lost revenue to the City. At the same time, the City will benefit from the easement provided in exchange, which will allow the access to the City's Land which Parks, Forestry and Recreation (PF&R) plans to use for a golf activity related development.

Funding for the development of the City's land is not currently accounted for in the PF&R's 2009 Capital Budget and 10-year Capital Plan and Forecast. Once development plans and funding estimates are finalized, the required funding will be incorporated into the PF&R's Capital Plan. There is no available funding or immediate plans to operate any facilities on this land.

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

## Background Information

Overflow Parking Licence Agreement at City's Lands of 50 Ingram Drive

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22331.pdf>)

Appendix A - Major Terms and Conditions

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22332.pdf>)

Appendix B - Location Map

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22333.pdf>)

GM24.26	Information			
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**Renewal of Lease at 425 Adelaide Street West for the Assessment Review Board - (Withdrawn)**

**ITEM REMOVED BY CITY COUNCIL**

GM24.27	Information			Ward: All
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## 2009 Semi-Annual Report on Property Sales and Acquisitions

### Origin

(June 10, 2009) Report from the Chief Corporate Officer

### Summary

This semi-annual report provides information regarding total property sales and purchases by the City from January 1, 2009 to May 31, 2009. This report includes the number of properties proposed for sale and the current status of such properties. This report also includes details regarding acquisition and expropriation costs and settlements.

### Background Information

2009 Semi-Annual Report on Property Sales and Acquisitions

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22341.pdf>)

Appendix A - Surplus Property

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22342.pdf>)

Appendix B - Property Acquisitions/Expropriations

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22343.pdf>)

Appendix C - 2009 Property Sales

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22344.pdf>)

GM24.28	Information			
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## Lease Agreement with Eva's Initiatives for Homeless Youth at 25 Canterbury Place - (Withdrawn)

ITEM REMOVED BY CITY COUNCIL

GM24.29	Information			
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## Terms of a New Lease – 4804-4812 Yonge Street - (Withdrawn)

ITEM REMOVED BY CITY COUNCIL

GM24.30	ACTION			Ward: 11, 17, 20, 28
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## Transfer of Properties to Build Toronto

### Origin

(June 19, 2009) Report from the Chief Corporate Officer

## Recommendations

The Chief Corporate Officer recommends that:

1. Authority be granted to enter into an agreement to transfer the property municipally known as 120 and 130 Harbour Street, more particularly described in Appendix 2, including agreements related thereto, to Build Toronto, substantially on the terms and conditions set out in Appendices 1 and 2 attached, and on such other and amended terms and conditions as may be approved by the Chief Corporate Officer, in a form satisfactory to the City Solicitor.
2. Authority be granted to enter into an agreement to transfer the property municipally known as 150 Symes Road, more particularly described in Appendix 3, including agreements related thereto, to Build Toronto, substantially on the terms and conditions set out in Appendices 1 and 3 attached, and on such other and amended terms and conditions as may be approved by the Chief Corporate Officer, in a form satisfactory to the City Solicitor.
3. Authority be granted to enter into an agreement to transfer the property municipally known as 383–425 Old Weston Road, more particularly described in Appendix 4, including agreements related thereto, to Build Toronto, substantially on the terms and conditions set out in Appendices 1 and 4 attached, and on such other and amended terms and conditions as may be approved by the Chief Corporate Officer, in a form satisfactory to the City Solicitor.
4. Authority be granted to enter into an agreement to transfer the property municipally known as 51 Power Street, more particularly described in Appendix 5, including agreements related thereto, to Build Toronto, substantially on the terms and conditions set out in Appendices 1 and 5 attached, and on such other terms and conditions as may be approved by the Chief Corporate Officer, in a form satisfactory to the City Solicitor.
5. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to execute the transfer agreements on behalf of the City.
6. Authority be granted to fund the City's outstanding expenses related to these properties from the Approved 2009 Operating Budget for Facilities and Real Estate (F&RE) and, that once these transactions are finalized, the funding for the expenses be transferred from the Land Acquisition Reserve Fund (LARF), with appropriate adjustments to F&RE's Approved 2009 Operating Budget through a subsequent Quarterly Variance Report.
7. Authority be granted to make appropriate budget adjustments to F&RE's Operating Budget to address the net revenue loss arising from the transfer of 120 Harbour Street to Build Toronto, effective January 1, 2010.
8. Appendix 2(k) in EX32.5, as amended, in respect of 150 Symes Road, be further amended to correct an inadvertent typographical error by deleting the words "Sketch PS-2005-094" in line 1 and replacing them with "Sketch PS-2009-058".



9. The City Solicitor be authorized to complete the transactions to be provided for in the transfer agreements on behalf of the City, including making payment of any necessary expenses, amending the closing and other dates to such earlier or later date(s), and amending or waiving the terms and conditions, as she may from time to time consider reasonable.

### **Summary**

By its adoption of EX32.5, as amended, on May 25, 26, and 27, 2009, City Council, among other matters, declared sixteen properties surplus, with the intended method of disposal to be by way of a transfer to Build Toronto Inc. (Build Toronto) on an “as is” basis, for nominal consideration.

This report recommends the terms on which four of those properties - 120 and 130 Harbour Street, 150 Symes Road, 383–425 Old Weston Road and 51 Power Street - are to be transferred to Build Toronto.

### **Financial Impact**

Consistent with the policy approved by City Council, the transfer/sale of properties to Build Toronto results in the timing of the receipt of proceeds from the development and disposition of surplus properties being delayed in order to optimize benefits to the City as a whole and achieve potentially greater returns.

As the properties that are the subject of this report are being transferred for nominal consideration, no revenue will be available to cover the expenses of effecting the transfers, such as registration charges that would normally be for the account of the vendor in a transaction of purchase and sale, survey fees, appraisal fees, etc. As the total of the expenses for these properties is not known at this time, it is recommended that these expenses be accommodated within the F&RE’s 2009 Approved Operating Budget and that, once known, funds be provided from the LARF. A budget transfer to adjust F&RE’s 2009 Approved Operating Budget for these expenses, funded from the LARF through a subsequent Quarterly Variance Report is also recommended.

F&RE has jurisdiction over 120 Harbour Street and receives revenue from it, which according to the terms of the transfer will become revenue for the account of Build Toronto starting in 2010. Pursuant to Recommendation 5 of EX32.5, effective 2010, an adjustment of \$57,623 will be required to the F&RE Operating Budget. This reflects the net revenue received for 2008 from the parking lot on 120 Harbour Street operated by Toronto Parking Authority (TPA).

The other three properties are currently vacant and contribute no revenue to the City. Build Toronto’s development activities on these properties should result in a positive revenue gain for the City from realty taxes and future dividends from Build Toronto’s developments.

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

**Background Information**

Report - Transfer of Properties to Build Toronto

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23306.pdf>)

Appendices 1-5

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23307.pdf>)

GM24.31	Information			
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**Leasing of 21 Panorama Court from the Toronto Catholic District School Board for a Community Hub - (Withdrawn)**

**ITEM REMOVED BY CITY COUNCIL**

**This report supersedes the report dated June 11, 2009**

GM24.32	ACTION			Ward: All
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**Councillor Protection at City Properties**

**Confidential Attachments 1 & 2 - The security of the property of the municipality or local board**

**Origin**

(September 2, 2009) Report from the Chief Corporate Officer

**Recommendations**

The Chief Corporate Officer recommends that City Council:

1. Approve the Key Protection Concepts (Confidential Attachment 1).
2. Approve the Recommendations for Councillors Security (Confidential Attachment 2).
3. Authorize the public release of Recommendations Nos. 8, 9, 10, and 15 of Confidential Attachment 2 upon approval.

**Summary**

At its meeting of April 29 and 30, 2009, Toronto City Council approved Government Management Committee Item 22.4, entitled “City-Wide Security Plan”. This report responds to Council’s request that the Chief Corporate Officer report to the Government Management Committee in June 2009 on: a) a comprehensive plan and security measures to protect the Civic Centre Chambers and the second floor of City Hall; and b) a review of the security system utilized by the CBC at its building located opposite Metro Hall.

In order to provide a comprehensive review of Councillor Protection at City property, this plan not only includes the Civic Centre Chambers and second floor of City Hall, but also the Councillors offices and parking areas at each Civic Centre and City Hall. This review however did not encompass constituency offices, homes, public appearances, travel, and personal time.

This report highlights security measures already in place for the protection of Councillors, describes additional measures currently being implemented, and makes recommendations for further protections. These additional measures and recommendations evolved as a result of a Threat and Risk Assessment, benchmarking, and stakeholder involvement.

As it relates to the review and possible use of the type of barrier turnstile used at the CBC building, this system is not recommended for use for the 2<sup>nd</sup> floor reception areas of City Hall.

### **Financial Impact**

There is no financial impact with this report.

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

### **Background Information**

Report - Councillor Protection at City Properties

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23308.pdf>)

Confidential Attachment 1

Confidential Attachment 2

GM24.33	Information			
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### **Metro Hall Café and Catering – YMCA Lease - (Withdrawn)**

**ITEM REMOVED BY CITY COUNCIL**

GM24.34	Information			
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### **Leasing 5 Bartonville Avenue East to UrbanArts Community Arts Council - (Withdrawn)**

**ITEM REMOVED BY CITY COUNCIL**

GM24.35	Information			
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**Guild Inn Revitalization and Redevelopment: Letter of Intent with Centennial College and Next Steps Project Documentation - (Withdrawn)**

**ITEM REMOVED BY CITY COUNCIL**

GM24.36	ACTION			Ward: 11
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**Property Tax Exemption for Society of Portuguese Disabled Persons Building Fund (Ward 11 York South - Weston)**

**Origin**

(June 25, 2009) Member Motion from Councillor Frances Nunziata (Ward 11 York South-Weston)

**Recommendation**

It is recommended that:

1. Toronto City Council support The Society in its efforts to obtain a Private Members Bill to provide an exemption from property taxes.

**Summary**

The Society of Portuguese Disabled Persons Building Fund (“The Society”) was formed in 2001 to help stimulate social activities for individuals with disabilities who may be housebound in the community. Unfortunately, these individuals are faced with many limitations and have few channels available to allow them to integrate with society.

In order to build a centre for all disabled persons regardless of ethnicity, the Society purchased the property at 2295 St. Clair Avenue West. The Centre was constructed at no cost to the government, until 2007 when The Society obtained a grant from the Provincial Government to assist the centre in purchasing some necessary equipment. Currently, the Centre owns and occupies the property at 2295 St. Clair Avenue West. The Society celebrated the grand opening of the centre on June 23, 2007.

The centre is now open from Monday to Friday, 8am to 4pm and offers a variety of programs for people of all cultural and ethnic backgrounds with disabilities and provides support to their families. Through various programs, clients continue to learn social skills by group participation, building greater independence, self-esteem and facilitating integration within the community. These programs help to develop leadership skills which empower clients to be active and productive members of society.

The Society is a registered charity within the meaning of the Income Tax Act (Canada).

The Society is seeking Private Legislation to provide an exemption from property taxes, and have asked that the City of Toronto support The Society in obtaining the Private Members Bill.

### **Background Information**

Property Tax Exemption for Society of Portuguese Disabled Persons Building Fund (Ward 11 York South - Weston)

<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22340.pdf>

## **36a Property Tax Exemption for Society of Portuguese Disabled Persons Building Fund**

### **Origin**

(August 7, 2009) Member Motion from Councillor Nunziata, seconded by Councillor Palacio

### **Recommendation**

City Council on August 5 and 6, 2009, referred the following recommendation by Councillor Nunziata, and seconded by Councillor Palacio, contained in Motion MM38.13 to the Government Management Committee that:

1. Toronto City Council support The Society of Portuguese Disabled Persons Building Fund in its efforts to obtain a Private Member's Bill to provide an exemption from property taxes.

### **Summary**

The Society of Portuguese Disabled Persons Building Fund ("The Society") was formed in 2001 to help stimulate social activities for individuals with disabilities who may be housebound in the community. Unfortunately, these individuals are faced with many limitations and have few channels available to allow them to integrate with society.

In order to build a centre for all disabled persons regardless of ethnicity, the Society purchased the property at 2295 St. Clair Avenue West. The Centre was constructed at no cost to the government, until 2007 when The Society obtained a grant from the Provincial Government to assist the centre in purchasing some necessary equipment. Currently, the Centre owns and occupies the property at 2295 St. Clair Avenue West. The Society celebrated the grand opening of the centre on June 23, 2007.

The centre is now open from Monday to Friday, 8am to 4pm and offers a variety of programs for people of all cultural and ethnic backgrounds with disabilities and provides support to their families. Through various programs, clients continue to learn social skills by group participation, building greater independence, self-esteem and facilitating integration within the community. These programs help to develop leadership skills which empower clients to be active and productive members of society.

The Society is a registered charity within the meaning of the Income Tax Act (Canada).

The Society is seeking Private Legislation to provide an exemption from property taxes, and have asked that the City of Toronto support The Society in obtaining the Private Members Bill.

(Submitted to City Council on August 5, 2009 as MM38.13)

### Background Information

Referral of Member Motion - Property Tax Exemption for Society of Portuguese Disabled Persons Building Fund

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23311.pdf>)

GM24.37	ACTION			Ward: All
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### Ouch Canada! ... Canadian Spelling

#### Origin

(May 2, 2009) Memo from Councillor Howard Moscoe (Ward 15 - Eglinton-Lawrence)

#### Recommendations

It is recommended that the City of Toronto:

1. Contact Microsoft and ask them to produce a Spell-Check that defaults to Canadian English.
2. Through the normal replacement process, replace all of our software with that which utilizes Canadian Spelling for every day municipal business functions.
3. Require Canadian Spelling in all City of Toronto reports.
4. Require the use of Canadian Spelling in all correspondence both internal and external.
5. Require whoever administers the Official City of Toronto web site to ensure that it is expunged of all non Canadian spellings and to henceforth use only Canadian spelling.
6. Advise both the Federal and Provincial Government of the errors on their web sites and request that they change them to "Canadian English". .....Oh Canada!

#### Summary

Memo submitted by Councillor Moscoe respecting proposed change in spelling from the currently used American English to Canadian English.

#### Background Information

Ouch Canada ! .... Canadian Spelling

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-22398.pdf>)

GM24.38	ACTION			Ward: 28
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## **Amendment to Purchase Order No. 6022519 – Additional Architectural Services for a new Indoor Pool at Regent Park**

### **Origin**

(August 26, 2009) Report from the General Manager, Parks, Forestry and Recreation and the Director, Purchasing and Materials Management

### **Recommendation**

The General Manager, Parks, Forestry and Recreation and the Director of Purchasing and Materials Management Division recommend that the Government Management Committee grant authority to:

1. Amend Purchase Order No. 6022519 to MacLennan Jaunkalns Miller Architects Ltd., by an additional amount of \$600,000.00 net of GST, for a revised total of \$1,459,000.00 net of GST, extend the purchase order expiry date to December 31, 2012, and increase the scope of work to include the supply of all material, equipment, labour and supervision required for the additional design and associated additional field review and contract administration required for the expansion and alteration of the Regent Park indoor pool to accommodate a change in scope.

### **Summary**

The purpose of this report is to request authority to issue a purchase order amendment for Purchase Order No. 6022519 previously issued to MacLennan Jaunkalns Miller Architects Ltd. in May, 2007. The amendment is required for additional fees based on an increase to their scope of work.

### **Financial Impact**

The total contract award identified in this report is \$1,459,000.00 net of GST which is made up of the original contract award of \$859,000.00 net of GST and an additional cost to the City net of GST of \$600,000.00. Funding for the additional cost is available in the 2009 Parks, Forestry and Recreation Capital Budget account CPR106-06.

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

### **Background Information**

Report - Amendment to Purchase Order No. 6022519 - Additional Architectural Services for a New Indoor Pool at Regent Park

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23312.pdf>)

GM24.39	ACTION			Ward: 26
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## Lease to Flemo City Media at 29 St. Dennis Drive

### Origin

(August 26, 2009) Report from the Chief Corporate Officer and Executive Director, Social Development Finance and Administration

### Recommendations

The Chief Corporate Officer and the Acting Executive Director of Social Development, Finance and Administration recommend that:

1. City Council authorize the Chief Corporate Officer to enter into a new Below Market Rent lease agreement with Flemo City Media, for a five (5) 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. City Council authorize the Chief Corporate Officer to administer and manage the lease agreement including the provision of any consents, approvals, notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.
3. City Council authorize the City Solicitor to complete the lease, deliver any notices, pay expenses and amend the commencement and other dates to such earlier or later date(s), on such terms and conditions, as she may, from time to time, determine.
4. City Council grant an exemption to the Below Market Rent Policy to allow Flemo City Media to become a tenant at 29 St. Dennis Drive without the need to solicit a request for proposals as required by the Below Market Rent Policy.

### Summary

The purpose of this Report is to obtain City Council authority to enter into a new Below Market Rent lease agreement with Flemo City Media for approximately 361 square feet of space located at 29 St. Dennis Drive in the Flemingdon Park priority neighbourhood. A Below Market Rent lease with Flemo City Media will facilitate program expansion for local youth in a priority neighbourhood, and as such, is consistent with Council’s mandate to create strong, safe neighbourhoods in certain priority areas.

### Financial Impact

The proposed agreement assumes a lease of 361 square feet of space for a nominal net rent consideration. All operating costs related to the building occupancy (currently estimated at \$1,675 per year based on a rate of \$4.64 per square foot) will be paid by the tenant, resulting in no cost to the City of Toronto.



In accordance with the City's Below Market Rent Policy, the opportunity costs of entering into the Below Market Rent agreement must be determined and reported to City Council. Research indicates that the total opportunity cost of the lease over the 5-year term is approximately \$13,645.00. If the lease is renewed for an additional 5-year term, the opportunity cost for the 5-year lease extension term is approximately \$11,820.00, for a total opportunity cost of \$25,465.00 over the ten year period.

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

### Background Information

Report - Lease to Flemo City Media at 29 St. Dennis Drive

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23313.pdf>)

Appendix A - Major Terms and Conditions

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23314.pdf>)

Appendix B - Location Map

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23315.pdf>)

GM24.40	ACTION			Ward: 38
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### Lease Agreements – 705 Progress Avenue

#### Origin

(August 26, 2009) Report from the Chief Corporate Officer

#### Recommendations

The Chief Corporate Officer recommends that:

1. City Council authorize the extension of the existing lease at 705 Progress Avenue, Unit No. 18-19 with Black Cat Advertising Inc. for a two (2) year term commencing on September 1, 2009 based on the terms and conditions as set out in the attached Appendix "A" and in a form acceptable to the City Solicitor.
2. City Council authorize the extension of the existing lease at 705 Progress Avenue, Unit No. 43-44 and 63 with 682770 Ontario Inc. o/a ITC Systems for a one (1) year term commencing on September 1, 2009 based on the terms and conditions as set out in the attached Appendix "B" and in a form acceptable to the City Solicitor.
3. The Chief Corporate Officer be authorized to administer and manage the Lease Extension 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.

## Summary

The purpose of this report is to obtain Council's authority to enter into lease extension agreements with two tenants (Black Cat Advertising Inc. and 682770 Ontario Inc. o/a ITC Systems) occupying industrial space at 705 Progress Avenue.

## Financial Impact

The total revenue from these two lease agreements is estimated to be \$144,156.25, net of GST, as follows:

Unit No.	Size (Sq. Ft.)	Term	Start Date of Lease	Rental Rate (P.S.F.)	Annual Revenue	Total Revenue	City's Share
18-19	4,056	2 Years	Sept. 1 <sup>st</sup> , 2009	\$6.25	\$25,350.00	\$50,700.00	\$25,350.00
43-44 & 63	14,953	1 Year	Sept. 1 <sup>st</sup> , 2009	\$6.25	\$93,456.25	\$93,456.25	\$46,728.12

705 Progress Avenue is a jointly owned facility between the Toronto District School Board and the City of Toronto. All revenues collected are divided equally between both parties. According to the original decision in 1996, when the City of Scarborough acquired the property, the City's portion will be transferred to a dedicated parkland reserve fund (5% and 2% Land Acquisition Reserve Fund Scarborough - XR2007).

Each tenant is responsible for their share of realty taxes, building insurance and maintenance, as well as all other occupancy costs including water, gas, hydro, heating and air conditioning. There are no outstanding payments from the existing leases.

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

## Background Information

Report - Lease Agreements-705 Progress Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23316.pdf>)

Appendix A - Major Terms and Conditions, Unit 18-19

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23317.pdf>)

Appendix B - Major Terms and Conditions, Unit 43-44 & 63

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23318.pdf>)

Appendix C - Location Map

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23319.pdf>)

GM24.41	ACTION			Ward: All
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## **Purchasing Card Services Contract - Purchase Order No. 6016467 - Request for Extension**

### **Origin**

(September 4, 2009) Report from the Acting Treasurer

### **Recommendations**

The Acting Treasurer recommends that:

1. Council authorize the Acting Treasurer, in accordance with clause 22.1 of the MasterCard Purchasing Card Agreement, to approve a two-year contract extension to August 23, 2011 with the National Bank of Canada for Purchasing Card services (re: Purchase Order 6016467 resulting from RFP 9172-04-7024) under the current terms and conditions of the Agreement.
2. The appropriate City officials be directed to take the necessary action to give effect thereto.

### **Summary**

This report requests that Council authorize the Acting Treasurer to approve a two-year extension of the MasterCard Purchasing Card Agreement with the National Bank of Canada for Purchasing Card (PCard) services (re: Purchase Order 6016467 resulting from RFP 9172-04-7024) as contemplated by clause 22.1 of the Agreement.

The National Bank of Canada has been asked to continue to provide Purchasing Card services subject to Council's approval.

### **Financial Impact**

There are no financial implications associated with the adoption of this report as there is no cost to the City to maintain this program. All fees associated with the National Bank of Canada's Purchasing Card program have been waived, including the annual maintenance fees, for the duration of the contract. The City also receives rebates from the PCard provider once a year, based on the value charged to the PCards used by the City. The rebate percentage increases based on the total dollar value processed through the cards.

Table 1, below, summarizes the number of PCard transactions and the value of those transactions since the launch of the program in June 2005, as well as the rebates received each year.

Table 1: Summary of PCard Transactions

YEAR	TRANSACTION VALUE \$	TRANSACTIONS #	REBATE \$
2005	340,085.56	1,651	1,054.26
2006	2,037,559.04	9,675	6,316.43
2007	3,438,379.85	20,224	10,658.97
2008	5,944,985.70	29,500	18,429.45
TOTAL	\$11,761,010.15	61,050	\$36,459.11

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

### Background Information

Report - Purchasing Card Services Contract-Purchase Order No. 6016467-Request for Extension

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23321.pdf>)

GM24.42	ACTION			Ward: 28
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### Sony Centre – Conveyance of Additional Strata Area

#### Origin

(September 2, 2009) Report from the Chief Corporate Officer

#### Summary

The purpose of this report is to advise that a staff action report, “Sony Centre – Conveyance of Additional Strata” will be on the Supplementary Agenda for the Government Management Committee meeting scheduled for September 17, 2009.

### Background Information

Report - Sony Centre-Conveyance of Additional Strata Area

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23320.pdf>)

GM24.43	ACTION			Ward: 39
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## Land Exchange with Toronto District School Board for City Land at 255 Chester Le Boulevard (Chester Le Park)

### Origin

(August 28, 2009) Report from the Chief Corporate Officer

### Recommendations

The Chief Corporate Officer recommends that:

1. Authority be granted for the City to enter into a Land Exchange Agreement with the Toronto District School Board (“TDSB”) for part of Block B, Plan 9133, shown as Part 2 on Sketch No. PS-2009-065 (“TDSB Lands”) in exchange for part of Block A, Plan 9133, shown as Part 1 on Sketch No. PS-2009-065 (“City Lands”), substantially on the terms and conditions outlined in Appendix “A” to this report and such other terms as may be approved by the Chief Corporate Officer in a form satisfactory to the City Solicitor.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the terms of the Land Exchange Agreement on behalf of the City.
3. The City Solicitor be authorized to complete the transactions provided for in the land exchange agreement on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

### Summary

The purpose of this report is to seek authority to enter into an agreement to exchange lands owned by the City for lands owned by the Toronto District School Board (“TDSB”) for the purpose of including the land with other land owned by TDSB on which a new child care centre is to be built.

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

### Financial Impact

This agreement involves a land exchange between the Toronto District School Board and the City. Since the parties have agreed that the lands to be exchanged are of equal value, estimated at \$70,100.00, the City will incur only the land exchange costs. These costs are estimated in the total amount of \$12,963.00. Of that amount, \$2,016.00 pertains to the City lands exchange costs, such as registration, survey, land transfer tax etc., while the remaining \$10,947.00 are

costs related to the TDSB lands that include Provincial and Municipal land transfer tax, GST, registration and survey costs, and TDSB legal costs.

All costs associated with the construction of the child care facility will be funded from the 2009 Approved Capital Budget for Children’s Services (CCS010-02), including the above land exchange costs. The City will assume the TDSB share as this project is for the benefit of the City, rather than TDSB.

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

### **Background Information**

Report - Land Exchange with Toronto District School Board for City Land at 255 Chester Le Boulevard (Chester Le Park)

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23324.pdf>)

Appendix A - Terms and Conditions of Land Exchange between City of Toronto and Toronto District School Board

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23325.pdf>)

Appendix A - Sketch and Map

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23326.pdf>)

GM24.44	ACTION			Ward: All
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### **Exercise Option to extend Contract No. 47012152 for Computer Hardware and Software, and Contract No. 47012116 for Maintenance Services**

#### **Origin**

(September 2, 2009) Report from the Chief Information Officer, Information and Technology Division and the Director, Purchasing and Materials Management Division

#### **Recommendation**

The Chief Information Officer of the Information and Technology Division and the Director of the Purchasing and Materials Management Division (PMMD) recommend that the Government Management Committee grant authority to:

1. Exercise the option to extend Contract No. 47012152 for the supply and delivery of desktop and notebook computers, printers and related hardware, software and Contract 47012116, for maintenance services with Compugen Inc. from November 16, 2009 to November 15, 2010 under the same terms and conditions. No additional funds are being requested for the extension of these contracts.

#### **Summary**

This report requests authority to exercise the option to extend Contract 47012152 for the supply and delivery of desktop and notebook computers, printers, related hardware, software and

Contract 47012116 for maintenance services awarded to Compugen Inc. The provision for a one year option contract extension was included in the original Request for Quotation (RFQ) issued. All terms and conditions remain the same and no additional funds are required for the extension of these contracts.

### Financial Impact

The current contract value for Contract No.47012152 for the supply and delivery of desktop and notebook computers, printers, related hardware, software is \$21,745,991.45 net of GST. As of July 31, 2009 the current spend is \$13,377,629.75 (61.52%) with a remaining balance of \$8,368,361.70 net of GST. No additional funds are being requested for this contract extension.

The current contract value for Contract No. 47012116 for maintenance services is \$495,000.00 net of GST. As of July 31, 2009 the current spend is \$282,966.43 (57.17 %) with a remaining balance \$212,033.57 of net of GST. No additional funds are being requested for this contract extension.

Funds for the existing contracts and the optional contract period from December 1, 2009 to November 30, 2010 are available in the 2009 Information and Technology Division Capital Budget and 2010-2013 Capital Plan and the requesting Programs' Capital or Operating Budget submissions.

The projected spending for these contracts breaks down as follows:

Order Type	2006 – 2008 (net GST)	2009 (net GST)	2010 (net GST)	Total (net of GST)
Divisional Hardware and Software (Contract 47012152)	\$3,416,651.00	\$2,388,106.00	\$ 684,260.00	\$ 6,489,017.00
Sustainment CIT702-01 Hardware (Contract 47012152)	\$5,699,004.00	\$6,274,353.00	\$3,241,946.00	\$15,215,303.00
Sustainment CIT702-02 Software (Contract 47012152)	\$ 7,133.00	\$ 74,138.45	\$ 0	\$ 81,271.00
Divisional Hardware Maintenance (Contract 47012116)	\$ 272,586.38	\$ 100,075.00	\$ 122,338.62	\$ 495,000.00
Total	\$9,395,374.38	\$8,836,672.45	\$4,048,544.62	\$22,280,591.45

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

### Background Information

Report - Exercise Option to Extend Contract No. 47012152 for Computer Hardware and Software, and Contract No. 47012116 for Maintenance Services

<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23328.pdf>

GM24.45	ACTION			Ward: All
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## Selection of Real Estate Brokerages for the Sale of Smaller Properties

### Origin

(September 4, 2009) Report from the Chief Corporate Officer and the Director of Purchasing and Materials Management

### Recommendations

The Chief Corporate Officer and the Director of Purchasing and Materials Management recommend that City Council:

1. Authorize the Chief Corporate Officer or his designate to select qualified Brokerages to list and market Smaller Properties valued at less than \$1 million, to negotiate a commission fee reflective of market rates and to enter into listing agreements with the selected Brokerages in accordance with the process and criteria listed in Appendix "A" of this report.
2. Authorize the Chief Corporate Officer or his designate to execute the listing agreements with the selected Brokerage.

### Summary

The purpose of this report is to obtain authority for the continued use of the current process to select and engage real estate brokerages for the sale of smaller properties valued at less than \$1,000,000.00, in respect of which the Chief Corporate Officer or his designate has determined that the focused market expertise of brokerages with local experience in the neighbourhood is important ("Smaller Properties").

### Financial Impact

There is no financial impact resulting from the adoption of the recommendations contained within the report.

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

### Background Information

Report - Selection of Real Estate Brokerages for the Sale of Smaller Properties  
<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-23329.pdf>