

Government Management Committee

Meeting No.	26	Contact	Patsy Morris, Committee Administrator
Meeting Date	Monday, November 9, 2009	Phone	416-392-9151
Start Time	9:30 AM	E-mail	gmc@toronto.ca
Location	Committee Room 1, City Hall		

Communications/Reports

25a Renaming of City Hall Committee Rooms

Origin

(November 2, 2009) Report from City Council

Recommendations

City Council on October 26 and 27, 2009, referred the following Motion MM41.9 to the Government Management Committee.

Councillor Vaughan, seconded by Councillor Davis, recommends that:

1. City Council name the four public meeting rooms on the second floor of Toronto City Hall in honour of noted mayors who achieved important firsts in our City's history:

Committee Room 1 changed to William Lyon MacKenzie - First mayor of Toronto

Committee Room 2 changed to Phil Givens – First mayor in the new City Hall

Committee Room 3 changed to True Davidson – First female mayor at the Metro level

Committee Room 4 changed to William Hubbard – First black mayor of Toronto
2. City Council request the Chief Corporate Officer to develop recommendations for the renaming of the private meeting rooms surrounding the council offices (currently identified as A,B,C, etc.) based on the founding towns of Toronto, in consultation with the Community Councils and Heritage Toronto. For example Mimico, Weston, and Leaside could all be recognized.

3. City Council request the General Manager, Economic Development, Culture and Tourism and the Chief Corporate Officer to work together to produce and display archival photographs and interpretative panels explaining the history and significance of the towns and former mayors in each of the rooms to explain the new names.

Summary

In the spirit of our City's 175th birthday, this is a proposal for Toronto City Council to initiate a heritage-based naming exercise to rename the generically identified meeting rooms on the second floor of Toronto City Hall rooms with new identifiers drawn from our collective civic history.

(Submitted to City Council on October 26 and 27, 2009 as MM41.9)

Background Information

Report - Referral of Member Motion by City Council

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25114.pdf>)

GM26.26	ACTION			Ward: 7
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Toronto District School Board Property located at 24 Strathburn Boulevard – Melody Public School

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

Origin

(November 3, 2009) Report from the Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. City Council adopt the recommendations contained in the Confidential Attachment 1 to this report.
2. City Council direct that Confidential Attachment 1 remain confidential under the provisions of the City of Toronto Act, 2006 as it relates to litigation or potential litigation affecting the City.

Summary

The Toronto District School Board (TDSB) declared the easterly portion of 24 Strathburn Boulevard surplus to its needs under the *Education Act* and circulated notice of its intention to sell that parcel on September 11, 2008. TDSB intends to retain ownership of the westerly half

of the school property at this time, being the area that corresponds approximately with the open space component of the property. City staff has been advised that TDSB is willing to enter into an agreement with the City relating to that area on terms outlined in Confidential Attachment 1.

Financial Impact

There are no financial implications with respect to this report.

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

Background Information

Report - Toronto District School Board Property located at 24 Strathburn Boulevard - Melody Public School

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25079.pdf>)

Confidential Attachment 1

Melody Public School - 24 Strathburn Boulevard - Notice of Pending Report

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25097.pdf>)

GM26.29	ACTION			Ward: 2, 7, 14, 15, 20, 29, 31, 36, 37, 38
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Leased Space to Meet Toronto Employment & Social Services Recession Plan Requirements

Confidential Attachment 1 - The security of the property of the municipality or local board

Recommendations

The Chief Corporate Officer recommends that:

1. City Council authorize lease agreements for the premises described in, and on terms and conditions not to exceed those outlined in, Confidential Attachment 1 and on such other terms and conditions as may be acceptable to the Chief Corporate Officer, in consultation with the General Manager of Toronto Employment and Social Services (TESS), and in a form acceptable to the City Solicitor.
2. City Council authorize the Chief Corporate Officer to administer and manage the lease agreements, including the provision of any consents, approvals, notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.
3. City Council authorize the City Solicitor to complete the transaction(s) on behalf of the City, including making payment of any necessary expenses and amending any relevant dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

4. City Council authorize the public release of the confidential information contained in Attachment 1 of this report upon the commencement of the occupancy of the last of the leased locations.

Summary

This report seeks Council approval to enter into lease agreements for space at seven locations to accommodate an expansion of service capacity for Toronto Employment and Social Services. The additional space will enable Toronto Employment and Social Services to accommodate the required new case workers needed to support the increased demand for Ontario Works.

Financial Impact

Details of Financial Impact are provided in Attachment 1.

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

Background Information

Report - Leased Space to Meet Toronto Employment & Social Services Recession Plan Requirements

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25119.pdf>)

Appendix A - Major Terms & Conditions and Maps

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25120.pdf>)

Appendix B - Major Terms & Conditions and Maps

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25121.pdf>)

Appendix C - Major Terms & Conditions and Maps

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25122.pdf>)

Appendix D - Major Terms & Conditions and Maps

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25123.pdf>)

Appendix E - Major Terms & Conditions and Maps

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25124.pdf>)

Appendix F - Major Terms & Conditions and Maps

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25125.pdf>)

Appendix G - Major Terms & Conditions and Maps

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25126.pdf>)

Confidential Attachment 1

Leased Space to Meet Toronto Employment and Social Services Recession Plan Requirements - Notice of Pending Report

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25128.pdf>)

GM26.30	ACTION			Ward: 5, 9, 10, 28, 38
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Transfer of Properties to Build Toronto - Fourth Quarter 2009

Origin

(October 30, 2009) Report from the Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. City Council grant authority to enter into an agreement to transfer the property municipally known as 120 Grangeway Avenue, 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. City Council grant authority to enter into an agreement to transfer the property municipally known as 154 Front Street East, 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. City Council grant authority to enter into an agreement to transfer the property municipally known as 64-70 Cordova Avenue, 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. City Council grant authority to enter into an agreement to transfer the property municipally known as 30 Tippett Road, 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. City Council grant authority to enter into an agreement to transfer the property municipally known as 75 Billy Bishop Way, more particularly described in Appendix 6, including agreements related thereto, to Build Toronto, substantially on the terms and conditions set out in Appendices 1 and 6 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.
6. City Council grant authority to enter into an agreement to transfer the property municipally known as 50 Wilson Heights Boulevard, more particularly described in Appendix 7, including agreements related thereto, to Build Toronto, substantially on the terms and conditions set out in Appendices 1 and 7 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.

7. City Council authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to execute the transfer agreements on behalf of the City.
8. City Council grant authority to fund the City's outstanding expenses related to these properties from future Approved Operating Budgets for Facilities and Real Estate (F&RE), as necessary, 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 future Approved Operating Budgets, as necessary, through subsequent Quarterly Variance Reports.
9. City Council grant authority to make appropriate budget adjustments to the Toronto Transit Commission's Operating Budget to address the net revenue loss arising from the transfer to Build Toronto of 154 Front Street East, 64-70 Cordova Avenue, 30 Tippet Road, 75 Billy Bishop Way, and 50 Wilson Heights Boulevard, effective on a date to be agreed upon by the Deputy City Manager and Chief Financial Officer and the TTC.
10. City Council authorize the City Solicitor 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 seven of those properties - 120 Grangeway Avenue, 154 Front Street East, 64-70 Cordova Avenue, 30 Tippet Road, 75 Billy Bishop Way, and 50 Wilson Heights Boulevard - are to be transferred to Build Toronto.

Financial Impact

The transfer/sale of properties to Build Toronto will defer the receipt of proceeds from the disposition of these surplus properties during Build Toronto's development process. However, the transfer will optimize benefits to the City as a whole and achieve potentially greater returns over time.

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 F&RE's future Approved Operating Budgets, as necessary, and that, once known, funds be provided from the LARF. A budget transfer to adjust F&RE's future Approved Operating Budgets, as necessary, funded from the LARF through subsequent Quarterly Variance Reports, is also recommended.

The Toronto Transit Commission is the registered owner of 154 Front Street East and has management responsibility for 64-70 Cordova Avenue, 30 Tippet Road, 75 Billy Bishop Way, and 50 Wilson Heights Boulevard and receives revenue from these properties. This report recommends that when these properties are transferred to Build Toronto these revenues will be for the account of Build Toronto. Pursuant to Recommendation 5 of EX32.5, appropriate adjustments will be required to the TTC Operating Budget, not earlier than 2011, to address the loss of these revenues.

The 120 Grangeway Avenue property is currently vacant and contributes no revenue to the City. Build Toronto's development activities on this property should result in revenue for the City from realty taxes applicable to the developed property and from future dividends from Build Toronto.

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 - Fourth Quarter 2009

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25098.pdf>)

Appendices 1-7

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25099.pdf>)

Transfer of Properties to Build Toronto - Fourth Quarter 2009 - Notice of Pending Report

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25100.pdf>)

GM26.31	ACTION			Ward: 8
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Real Estate Expropriations - Toronto-York Spadina Subway Extension Project (South of Steeles)

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

Origin

(October 21, 2009) Report from the Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. City Council, as the Approving Authority, approve the expropriation of the property interests identified in Appendix A from 3975 Keele Street West and 1150 Finch Avenue West, in connection with the construction of a portion of the Toronto-York Spadina Subway Extension.

2. City Council grant leave for introduction of the necessary Bill in Council to give effect thereto.
3. City Council direct City staff to take all necessary steps to comply with the Expropriations Act, including but not limited to, the preparation and registration of an Expropriation Plan and the service of Notices of Expropriation, Notices of Election as to a Date for Compensation and Notices of Possession, for the properties identified in Appendix A.
4. City Council further direct City staff to obtain appraisal reports to value the property interests identified in Appendix A, updated to the date of expropriation; and to prepare and serve offers of compensation on all registered owners, at the appraised values, all in accordance with the requirements in the Expropriations Act.
5. City Council authorize the Director of Real Estate or the Executive Director of Facilities and Real Estate to sign the Notices of Expropriation, Notices of Possession and the Offers of Compensation on behalf of the City for the properties identified in Appendix A.
6. City Council authorize the Director of Real Estate to negotiate to acquire the property interests listed in Appendix B, including revised property requirements for certain of the properties previously approved by Council at its meeting held January 27 and 28, 2009, and to initiate expropriation proceedings, where necessary.
7. City Council authorize the Director of Real Estate to serve and publish Notices of Application for Approval to Expropriate the property interests listed in Appendix B, to forward any requests for hearing that are received to the Chief Inquiry Officer, to attend the hearings in order to present the City's position, and to report the Chief Inquiry Officer's recommendations back to City Council for its consideration.
8. City Council authorize the public release of the confidential information contained in Attachment 1 once there has been a final determination of the compensation payable to the Owners by arbitration, appeal or settlement to the satisfaction of the City Solicitor.

Summary

In January 2009, City Council authorized City staff to negotiate to acquire and to initiate expropriation proceedings, if necessary, for thirty two properties required for the construction of a portion of the Toronto-York Spadina Subway Extension Project (the "Project") within the geographical boundaries of the City of Toronto ("City"). For two of those properties, all the necessary steps required under the *Expropriations Act* have been taken and this report recommends that City Council, as approving authority under the *Expropriations Act*, approve the expropriation of a portion of 3975 Keele Street and 1150 Finch Avenue West.

TTC have subsequently identified additional property requirements for the Project from these two properties. This report seeks authority to negotiate to acquire these additional property requirements and to initiate expropriation proceedings, if necessary.

As a result of ongoing design work, TTC have also identified further property requirements for the Project. This report seeks authority to negotiate to acquire these new property requirements and to initiate expropriation proceedings where necessary.

Financial Impact

Total estimated property acquisition costs for the Project were estimated preliminarily at \$100 million (expressed in 2006 dollars, or \$125 million in nominal dollars), with 59.96% of the cost, attributable to the City and the remainder to York Region. A further refinement to this preliminary estimate is currently under development.

Confidential Attachment 1 to this report identifies the initial appraised values for the property interests recommended for expropriation from 3975 Keele Street and 1150 Finch Ave. W.

All Project initiatives are included in the 2009 Approved Capital Budget, 2009-2013 Approved Capital Plan and 2014-2018 Approved Capital Forecast.

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

Background Information

Report - Real Estate Expropriations - Toronto-York Spadina Subway Extension Project (South of Steeles)

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25084.pdf>)

Appendices A & B - Property Requirements to be Expropriated & Additional Property Requirements

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25085.pdf>)

Appendix C1 - Draft Reference Plan - 3975 Keele Street

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25086.pdf>)

Appendix C2 - Draft Reference Plan - 1150 Finch Avenue West

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25087.pdf>)

Appendix C3 - Site Map

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25088.pdf>)

Appendix C4 - Site Map

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25089.pdf>)

Appendix C5 - Site Map

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25090.pdf>)

Appendix C6 - Site Map

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25091.pdf>)

Appendix C7 - Site Map

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25092.pdf>)

Confidential Attachment 1

Real Estate Expropriations - Toronto-York Spadina Subway Extension Project (South of Steeles) - Notice of Pending Report

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25101.pdf>)

GM26.36	ACTION			Ward: 12
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North York Academy of Golf and Practice Range Inc. – Resolution of Claim

Confidential Attachments 1 and 2 - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

Origin

(November 3, 2009) Report from the City Solicitor

Recommendations

It is recommended that:

1. City Council adopt the confidential recommendations in Attachment 1.
2. City Council authorize the public release of the confidential recommendations and the settlement agreement attached if adopted by Council.

Summary

This report seeks approval of the attached agreement with North York Academy of Golf and Practice Range Inc. (“the Academy”). The agreement is to resolve a lawsuit commenced by the Academy concerning its leasing of certain lands adjacent to the City’s Ingram Transfer Station (“the City Lands”) for the operation of a golf driving range.

Financial Impact

Financial implications arising from the adoption of the recommendations are discussed in the confidential Attachment 1 to this report.

Background Information

Report - North York Academy of Golf and Practice Range Inc. - Resolution of Claim
(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25102.pdf>)

Confidential Attachment 1

Confidential Attachment 2

North York Academy of Golf and Practice Range Inc. - Resolution of Claim - Notice of Pending Report

(<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25105.pdf>)