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**ADMINISTRATION COMMITTEE  
AGENDA**

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|-------------------------|------------------------------|-----------------|----------------------|
| <b>Date of Meeting:</b> | <b>Tues. Sept. 25, 2001</b>  | <b>Enquiry:</b> | <b>Patsy Morris</b>  |
| <b>Time:</b>            | <b>9:30 a.m.</b>             |                 | <b>Administrator</b> |
| <b>Location:</b>        | <b>Committee Room 1</b>      |                 | <b>392-9151</b>      |
|                         | <b>2nd Floor, City Hall</b>  |                 |                      |
|                         | <b>100 Queen Street West</b> |                 |                      |
|                         | <b>Toronto</b>               |                 |                      |

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**DECLARATIONS OF INTEREST PURSUANT TO  
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

**DEPUTATIONS/PRESENTATIONS.**

**COMMUNICATIONS/REPORTS.**

**1. MASTER ACCOMMODATION PLAN (MAP)  
DISPOSITION OF METRO HALL AND  
MAP FINANCIAL ANALYSIS OF ALTERNATIVES.**

Acting Chief Administrative Officer; and  
Commissioner of Corporate Services  
(September 20, 2001)

Recommending that:

- (1) the previously approved funding of \$46.4 million, which included \$38.2 million for Phase II of the Master Accommodation Plan, \$7.7 million for the City Hall main floor renovations and \$0.5 million for the Nathan Phillips Square design competition, be reallocated as follows:
  - (a) \$43.2 million for Phase II of the Master Accommodation Plan;
  - (b) \$2.7 million for the City Hall main floor renovations; and
  - (c) \$0.5 million for the Nathan Phillips Square design competition;

- (2) the City-owned property commonly known as Metro Hall at 55 John Street be declared surplus to municipal requirements and that the property be offered for sale without an asking price through the City-appointed real estate consultant/brokers, Royal LePage Commercial Inc., on the open market, subject to the appropriate leaseback of approximately 210,000 square feet of net rentable space in accordance with the terms and conditions set out in the body of this report, and that all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken, and that the Commissioner of Corporate Services report back to City Council on offers received for Council's consideration;
- (3) the Toronto District School Board administrative buildings located at 140 Borough Drive and 5050 Yonge Street be purchased by the City conditional on the completion of the sale of Metro Hall, and in accordance with the recommendations contained in the confidential report dated May 28, 2001, from the Commissioner of Corporate Services;
- (4) should the Commissioner of Corporate Services' report on the offers received for Metro Hall include a recommended sale transaction, such report also include recommendations on either the acquisition of a Class "B" facility in the downtown area or the construction of an annex facility adjacent to City Hall, either option to serve as the South District Service Centre;
- (5) Royal LePage Commercial Inc. continue to be retained for the marketing and sale of Metro Hall for a period ending six (6) months from the date that Council approves this report;
- (6) the KiiA Architecture Inc./Rice Brydone Ltd. contract with the City be amended to delete the portion of the services relating to construction management and the contract value not to exceed \$4.8 million be adjusted to a contract value not to exceed \$4.24 million; and
- (7) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**1(a)** Acting City Clerk  
(June 8, 2001)

Advising that City Council at its meeting held on May 30, 31 and June 1, 2001, had before it Clause No. 1 of Report No. 8 of The Administration Committee, headed "Moving Ahead with the Master Accommodation Plan (MAP); Disposition of Metro Hall and MAP Financial Analysis of Alternatives"; and that Council directed that the aforementioned Clause, together with a number of motions, be struck out and referred back to the Administration Committee for further consideration, with requests that:

- (1) the Commissioner of Corporate Services:
  - (a) submit a report to the Administration Committee on the development of a City Hall complex around 100 Queen Street West;
  - (b) investigate the feasibility of buying a Class 'B' building, larger than 210,000 square feet, central to City Hall;
  - (c) further investigate both Option 2(a) over a 25-year period and retaining both City Hall and Metro Hall; selling outlying Civic Centres; and, to accommodate district staff, examine the concept of virtual office space and/or purchasing more modest office facilities in the service districts and report thereon to the Administration Committee; and
  - (d) submit a schedule to the Administration Committee identifying what staff are proposed to be located in each building; and
- (2) the Administration Committee give consideration to the Mayor establishing a special Committee of Council to guide this process, including the Master Accommodation Plan, through to Council.

Motions Referred to Committee:

Moved by Councillor Berardinetti:

“It is further recommended that:

- (1) the previously approved funding of \$46.4 million, which included \$38.2 million for Phase II of the Master Accommodation Plan, \$7.7 million for the City Hall main floor renovations and \$0.5 million for the Nathan Phillips Square design competition, be reallocated as follows:
  - (a) \$43.2 million for Phase II of the Master Accommodation Plan;
  - (b) \$2.7 million for the City Hall main floor renovation; and
  - (c) \$0.5 million for the Nathan Phillips Square design competition;

- (2) the City-owned property commonly known as Metro Hall at 55 John Street be declared surplus to municipal requirements and that the property be offered for sale without an asking price through the City appointed real estate consultant/brokers, Royal LePage Commercial Inc., on the open market, and that all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken, including regular reporting to the Administration Committee;
- (3) the Commissioner of Corporate Services be directed to continue to monitor the Downtown office market for any class 'B' office buildings which may be offered for sale and could accommodate the South District office space needs and report thereon with recommendations for appropriate actions to the Administration Committee;
- (4) the Consulting/Listing Agreement between the City and Royal LePage Commercial Inc. for the marketing and sale of Metro Hall be extended for a period of six (6) months from the date that Council approves this report; and
- (5) the confidential report dated May 28, 2001, from the Commissioner of Corporate Services, be adopted."

Moved by Councillor Milczyn:

"It is recommended that the Commissioner of Corporate Services be requested to:

- (1) submit a report to the Administration Committee on options for the construction of a new Class 'B' office building on City-owned lands adjacent to City Hall;
- (2) submit a report to the West District Office Consolidation Group, prior to the end of June 2001, on options for municipal office space in the West District; and
- (3) submit a report to the Administration Committee on options to reduce the number of office buildings to be utilized in the East District."

Moved by Councillor Pantalone:

"That the Clause be amended by striking out the recommendations of the Administration Committee and inserting in lieu thereof the following:

‘It is recommended that:

- (1) City Council list Metro Hall for sale (with a possible lease back scenario), subject to a favourable Council decision to purchase or build a 210,000 square foot building not too far from Toronto City Hall;
- (2) the actual sale and purchase/build figure be submitted to City Council at the same time, with actual financial figures;
- (3) any other purchase be deferred until the Council meeting referred to in Recommendation No. (2), above; and
- (4) the Mayor be requested to establish a special Committee of Council to guide this process, including the Master Accommodation Plan report, through to Council.”)

**IN CAMERA**

**In Accordance with the Municipal Act, a motion is required for the Committee to meet privately and the reason must be stated.**

**IN CAMERA.**

**1(b). MASTER ACCOMMODATION PLAN,  
FINANCIAL ANALYSIS OF ALTERNATIVES**

City Clerk  
(May 14, 2001)

Confidential communication respecting the Master Accommodation Plan and Financial Analysis of Alternatives, such report to be considered in-camera having regard that the subject matter relates to the security of the property of the municipality.