

THE CITY OF TORONTO

City Clerk's Division

Minutes of the Administration Committee

Meeting No. 13

Tuesday, September 25, 2001

The Administration Committee met in a special session on Tuesday, September 25, 2001, in Committee Room 1, 2nd Floor, City Hall, Toronto, commencing at 9:45 a.m.

Attendance

Members were present for some or all of the time periods indicated.

	9:45 a.m. to 10:15a.m.	In-Camera 11:15 a.m. to 11:34 a.m.	In-Camera 10:15 a.m. to 11:15 a.m.
Councillor Lorenzo Berardinetti, Chair	X	X	X
Councillor Sandra Bussin	X	X	X
Councillor Rob Ford	X	X	X
Councillor Doug Holyday	X	X	X
Councillor David Miller		X	X
Councillor Frances Nunziata Vice-Chair	X	X	X
Councillor Sherene Shaw			
Councillor David Soknacki	X	X	X

**13-1. Further Report on Moving Ahead With
the Master Accommodation Plan (MAP)
Disposition of Metro Hall.**

The Administration Committee had before it the following reports and communications:

- (1) (September 20, 2001) from the Acting Chief Administrative Officer and the Commissioner of Corporate Services, 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.

Administration Committee Minutes
Tuesday, September 25, 2001.

- (2) (June 8, 2001) from the Acting City Clerk 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.
- (3) (May 14, 2001) from the City Clerk, submitting a 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;
- (4) (June 20, 2001) addressed to the Commissioner of Corporate Services from the Director of Development, Policy and Research, entitled "Analysis of Additional MAP Staff Accommodation Scenarios";
- (5) (September 17, 2001) addressed to the Commissioner of Corporate Services from the Director of Development, Policy and Research, entitled "Updated Analysis of MAP Staff Accommodation Scenarios"; and

Administration Committee Minutes
Tuesday, September 25, 2001.

- (6) (September 25, 2001) from the President, Canadian Union of Public Employees, Local 79, requesting the Administration Committee to hold meaningful consultations with front-line workers affected by the proposed Master Accommodation Plan and with CUPE Local 79 before the Plan is implemented.

The following persons appeared before the Administration Committee in connection with the foregoing matter:

- Mr. Scott Cavalier, on behalf of Euromart International Bancorp Inc.;
- Mr. Stephen Gash, Vice President, Business Development, EllisDon; and
- Mr. David Jansen, Adamson Associates, and filed a photographic submission in respect thereto.

The following Members of Council appeared before the Administration Committee in connection with the foregoing matter:

- Councillor Suzan Hall, Etobicoke North; and
 - Councillor Ron Moeser, Scarborough East.
- A. Councillor Ford moved that the Administration Committee recommend to Council that:
- (1) consideration of this matter be deferred for three months;
 - (2) that the Commissioner of Corporate Services be directed to attempt to sell Metro Hall, and submit a report to the Administration Committee before the end of the year on offers received; and
 - (3) that the City owned property commonly known as Metro Hall at 55 John Street be declared surplus to municipal requirements. **(Lost)**

Councillor Berardinetti appointed Councillor Nunziata Acting Chair and vacated the Chair.

- B. Councillor Berardinetti moved that the Administration Committee defer consideration of the following confidential communications pending a report from the Commissioner of Corporate Services on offers received for the sale of Metro Hall:

Administration Committee Minutes
Tuesday, September 25, 2001.

- (1) (May 14, 2001) from the City Clerk, entitled "Master Accommodation Plan (MAP), Financial Analysis of Alternatives";
- (2) (June 20, 2001) addressed to the Commissioner of Corporate Services from the Director of Development, Policy and Research, entitled "Analysis of Additional MAP staff Accommodation Scenarios"; and
- (3) (September 17, 2001) addressed to the Commissioner of Corporate Services from the Director of Development, Policy and Research, entitled "Updated Analysis of MAP Staff Accommodation Scenarios". **(Carried)**

Councillor Berardinetti resumed the Chair.

- C. Councillor Nunziata moved that the Commissioner of Corporate Services be requested to continue holding consultation meetings with front-line workers affected by the proposed Master Accommodation Plan and with CUPE Local 79 before the Plan is implemented. **(Carried)**
- D. Councillor Holyday moved that:
 - (1) the Administration Committee recommend to Council the adoption of the joint report (September 20, 2001) from the Acting Chief Administrative Officer and the Commissioner of Corporate Services; and **(Carried)**
 - (2) staff be directed not to proceed with renovations at City Hall, as outlined in Recommendation No. (1), until the sale of Metro Hall. **(Withdrawn)**
- E. Councillor Soknacki moved that the Committee recommend to Council that the joint report (September 20, 2001) from the Acting Chief Administrative Officer and the Commissioner of Corporate Services be received. **(Withdrawn)**

(Commissioner of Corporate Services; Acting Chief Administrative Officer; City Clerk; c. Director of Real Estate Services; Director, Development, Policy and Research; Interested Parties – September 25, 2001)

(Clause No. 1 – Report No. 14)

Administration Committee Minutes
Tuesday, September 25, 2001.

The Committee adjourned its meeting at 11:34 a.m.

Chair