
**ADMINISTRATION COMMITTEE
AGENDA**

Date of Meeting:	Tuesday, July 16, 2002	Enquiry:	Patsy Morris
Time:	9:30 a.m.		Administrator
Location:	Committee Room 2		392-9151
	2nd Floor, City Hall		
	100 Queen Street West		
	Toronto		

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

COMMUNICATIONS/REPORTS.

**1. REQUEST FOR PROPOSAL NO. 9155-01-7001
TO RESTORE, DEVELOP AND OPERATE UNION STATION
(WARD 28 – TORONTO CENTRE-ROSEDALE).**

(DEFERRED FROM THE JUNE 25, 2002 MEETING.)

Commissioner of Corporate Services and
Chief Financial Officer and Treasurer.
(June 20, 2002)

Recommending that:

- (1) Union Pearson Group Inc. the top scoring proponent, be selected as the preferred proponent;
- (2) City staff be authorized to negotiate the appropriate legal agreements with Union Pearson Group Inc. in respect of the restoration, development and operation of Union Station in accordance with the terms set out in the Request for Proposal, to the satisfaction of the Commissioner of Corporate Services;
- (3) in the event an agreement cannot be reached with Union Pearson Group Inc., staff be further authorized to negotiate the appropriate legal agreements with LP Heritage + Union Station Consortium;

- (4) Union Pearson Group Inc. and LP Heritage + Union Station Consortium both be prohibited from lobbying in accordance with Council's policy until the legal agreement has been negotiated with one of the proponents and a staff recommendation made;
- (5) the Commissioner of Corporate Services report back to Administration Committee in October, 2002 on the results of the negotiations;
- (6) the retainer of Davies Ward Phillips and Vineberg be continued to assist in the preparation and negotiation of the required legal documentation at a cost not to exceed \$150,000; and
- (7) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

2. UNION STATION CAPITAL REPAIRS.

(DEFERRED FROM THE JUNE 25, 2002 MEETING.)

Commissioner of Corporate Services
(June 6, 2002)

Recommending that:

- (1) the Arch window on the west side of the Great Hall be added as a new \$100,000.00 sub-project under Union Station Closing Costs to be fully funded by transferring \$100,000.00 of available net rental income funds from Facilities and Real Estate Division Operating Cost Centre CA5441;
- (2) the structural slab over the parking area of the north west moat be added as a new \$300,000.00 sub-project under Union Station Closing Costs to be fully funded by transferring \$300,000.00 of available net rental income funds from Facilities and Real Estate Division Operating Cost Centre CA5441;
- (3) the Freight Elevator located in the West Wing be added as a new \$300,000.00 sub-project under Union Station Closing Costs to be fully funded by transferring \$300,000.00 of available net rental income funds from Facilities and Real Estate Division Operating Cost Centre CA5441; and
- (4) City staff be authorised to take the necessary action to give effect thereto.

3. UNION STATION – REQUEST FOR PROPOSALS.

(DEFERRED FROM THE JUNE 25, 2002 MEETING.)

City Solicitor.

(June 19, 2002)

Advising that the Administration Committee at its meeting held March 26, 2002, during consideration of a report on the status of the Union Station Request for Proposals, requested the City Solicitor to report directly to Council on allegations of irregularities in the RFP process raised by Urquhart Consortium Inc., one of the unsuccessful respondents to the Request for Expressions of Interest; that this report responds to a request by City Council that the City Solicitor provide a public report to the Administration Committee on allegations of irregularities in the RFP process; that there are no financial implications arising from this report; that City staff have carefully reviewed the allegations raised by Urquhart with regard to the REOI process; that the REOI was clear that the intent was to pre-qualify only those teams with the skills, resources and experience necessary to redevelop Union Station; that it was within the discretion of the City to determine whether the qualifications of the respondents met the City's requirements based on a fair and equitable evaluation process; that they are satisfied that the REOI/RFP process was appropriate, fair and equitable; that based on a review of the REOI and RFP process to date, the allegations of irregularities by Urquhart are unfounded and no further action is warranted; and recommending that this report be received for information.

**4. FEDERAL AND PROVINCIAL SURPLUS
LAND PROGRAMS FOR HOMELESSNESS:
ACQUISITION OF PROPERTY LOCATED AT
20 SEWELLS ROAD AT NO COST TO THE CITY.
(WARD 42 – SCARBOROUGH-ROUGE RIVER).**

(DEFERRED FROM THE JUNE 25, 2002 MEETING.)

Commissioner of Community and Neighbourhood Services

(June 25, 2002)

Recommending that:

- (1) the acquisition of the Property from Canada and Ontario at nominal consideration be approved, subject to the terms and conditions outlined in this report;
- (2) authority be granted for the execution of an Agreement of Purchase and Sale with Canada and Ontario and any other related agreements deemed appropriate to facilitate the acquisition of the Property at nominal consideration plus applicable taxes, and upon such terms and conditions as are satisfactory to the Commissioner

of Corporate Services, in consultation with the Commissioner of Community and Neighbourhood Services, all in a form acceptable to the City Solicitor;

- (3) the City Solicitor be authorized and directed to complete this Property transaction on behalf of the City, including payment of any associated closing expenses and taxes, and be further authorized to amend the closing date to such earlier or later date as considered reasonable;
- (4) the appropriate City officials be authorized and directed to prepare a Property survey suitable for closing and to furnish any legal descriptions, to the extent this becomes necessary; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

5. LEASE OF CITY OWNED PROPERTY NORTH AND SOUTH BUILDINGS AT 245 QUEENS QUAY WEST, (TRINITY – SPADINA – WARD 20.)

(DEFERRED FROM THE JUNE 25, 2002 MEETING.)

Commissioner of Corporate Services.
(June 14, 2002)

Recommending that:

- (1) authority be granted to lease the north building to Bambu Dining Lounge Ltd. in accordance with the terms and conditions as outlined herein and in a form acceptable to the City Solicitor;
- (2) authority be granted to draw funds from the rent payments to pay for the commission to J.J. Barnicke Limited as outlined herein;
- (3) the City Solicitor be authorized to prepare and have executed the appropriate lease documentation;
- (4) the “Programming Lease” with Harbourfront Corporation (1990) carrying on business as Harbourfront Centre be amended to include both the north and south buildings at 245 Queens Quay West, subject to the terms and conditions contained herein; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.