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**ADMINISTRATION COMMITTEE  
AGENDA  
SPECIAL MEETING**

<b>Date of Meeting:</b>	<b>Tuesday, June 17, 2003</b>	<b>Enquiry:</b>	<b>Patsy Morris</b>
<b>Time:</b>	<b>1:00 p.m.</b>		<b>Administrator</b>
<b>Location:</b>	<b>Committee Room 1</b>		<b>392-9151</b>
	<b>2nd Floor, City Hall</b>		<b>pmorris@city.toronto.ca</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**

**COMMUNICATIONS/REPORTS**

**1. Union Station Request for Proposals - Status Report  
Negotiations with Union Pearson Group  
(Ward 28 - Toronto Centre-Rosedale)**

**Deputation Item**

Communication (January 29, 2003) from the City Clerk advising that The Administration Committee at its Special Meeting on January 29, 2003, amongst other things:

- (I) deferred consideration of the following Recommendations Nos. (1), (2), (3) and (6) contained in the report (January 22, 2003) from the Commissioner of Corporate Services, to a special meeting of the Administration Committee to be arranged at the call of the Chair:

“(1) a Master Agreement to Lease Union Station to the Union Pearson Group be approved on terms and conditions set out in the body of this report and be in a form satisfactory to the City Solicitor;

(2) the proposal deposit in the amount of \$50,000 be refunded to LP Heritage + Union Station Consortium;

(3) revenues to the City generated from the lease of Union Station to the Union Pearson Group be placed in a reserve account to be used solely for

Union Station capital requirements, any post-closing adjustments and transaction costs, and outside legal, accounting or other consultants' fees necessary to finalize this transaction, pending a determination of the status of the Walks and Gardens Trust; and

- (6) appropriate City staff be authorized and directed to take all necessary actions to give effect thereto;”;
- (II) requested the Commissioner of Corporate Services to:
- (a) negotiate further with Union Pearson Group with the intent of removing the second 50 year term of the lease or otherwise reducing the length of the lease or redefining the triggering mechanisms that afford greater control to the City;
  - (b) produce the lease and any agreements related to future density rights over Union Station lands to Council for consideration, through the Administration Committee;
  - (c) review further the design issues raised by the deputants appearing at the January 29, 2003, Special Meeting of the Administration Committee, particularly pedestrian flow, east west, north and south connections, the GO concourses and the location of retail, and report on potential improvements; and
  - (d) provide a public report to the Special Meeting of the Administration Committee to be arranged at the call of Chair of the Committee:
    - (i) comparing the financial arrangements negotiated with Union Pearson Group with the original financial proposals of Union Pearson Group and LP Heritage + Union Station Consortium and with a “public sector comparator”; and
    - (ii) on what extent the City is encumbered or specific rights assigned to the proponent of reciprocal rights regarding the upper area of Union Station; and
- (III) referred the submissions and concerns raised by the deputants appearing at the Special Meeting of the Administration Committee held on January 29, 2003, specifically the issues raised by Mr. Art MacIlwain, President, Urquhart, Mr. John Sewell, Save Union Station Committee; Mr. Wayne Olson, Architect, OAA MRAIC, the Toronto Railway Historical Society, and the Toronto Preservation Board, to the Commissioner of Corporate Services for report thereon to the Special Meeting of the Administration Committee to be arranged at the call of the Chair.

**1(a). Union Station Request for Proposals-Deputant Issues  
Negotiations with Union Pearson Group  
(Ward 28 - Toronto Centre-Rosedale)**

Report (June 12, 2003) from the Commissioner of Corporate Services responding to requests from the Administration Committee on design issues, deputant's concerns and terms of the proposed Master Agreement with Union Pearson Group; and recommending that this report be received for information.

**1(b). Union Station Request for Proposals- Financial Comparison  
Negotiations with Union Pearson Group  
(Ward 28 - Toronto Centre-Rosedale)**

Joint report (June 10, 2003) from the Commissioner of Corporate Services and the Chief Financial Officer and Treasurer responding to motions from the January 29, 2003, special meeting of the Administration Committee respecting the Master Agreement with Union Pearson Group; and recommending that this report be received for information.

**1(c). Communication (May 27, 2003) from the City Clerk advising that Council on May 21, 22 and 23, 2003, adopted the following recommendation:**

“It is recommended that the report dated May 22, 2003, from The Honourable Coulter A. Osborne, headed ‘Union Station Review’, be referred to the Administration Committee for consideration at its Special meeting to be held at the Call of the Chair.”

**1(d). Communication (June 9, 2003) from Mr. Patrick B. O’Leary, Managing Partner, Landau & Heyman, LP Heritage and Union Station Consortium respecting the RFP process for Union Station.**

**1(e). Communication (June 10, 2003) from Mr. John Sewell forwarding the June 10, 2003, brief of Save Union Station Committee and the Committee’s May 27, 2003, Bulletin for consideration of the Administration Committee at its Special Meeting.**

**1(f). Communications received respecting The Union Station Request For Proposals - Status Report - Negotiations With Union Pearson Group (Ward 28 - Toronto Centre-Rosedale):**

- (1) (June 10, 2003) from Mr. Bob Martindale, Martindale Planning Services;
- (2) (June 11, 2003) from Erella Ganon;

- (3) (June 11, 2003) from Mr. George Phillips;
- (4) (June 10, 2003) from Mr. Ken Purvis;
- (5) (June 10, 2003) from Mr. Ken Lalonde;
- (6) (June 10, 2003) from Mr. David Jefferies; and
- (7) (June 12, 2003) from Mr. Gerald Lambers.