
City Council

Motion without Notice

MM50.6	ACTION			Ward: 20
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Sale of the Public Lane Extending Southerly from Adelaide Street West Abutting the Westerly Limit of 299 Adelaide Street - by Councillor Vaughan, seconded by Councillor Perks

** This Motion has been deemed urgent by the Chair. Council has added this Motion to the agenda for debate.*

** This Motion is subject to a re-opening of Item GM29.14. A two-thirds vote is required to re-open that Item.*

Recommendations

Councillor Vaughan, seconded by Councillor Perks, recommends that:

1. City Council delete Recommendation 4 of GM29.14, adopted by Council on March 31, 2010 and April 1, 2010 and adopt, instead, the following recommendation in its entirety:

City Council direct staff to ascertain by independent valuation, at the expense of Daniels, the 2010 "as built" construction cost of the community/performance space, regardless of the actual conveyance date. The community/performance space valuation will consist of 3 components; the 2010 "as built" construction costs, land value which shall be the sum \$60.00 per square foot of gross floor area at one times density coverage, and soft costs which shall not exceed 9% of construction costs ("Community/Performance Space Valuation"). The Community/Performance Space Valuation shall be deemed the purchase price of the community/performance space, which shall, in no event, be greater than the amount secured by the letter of credit and the Lane deposit.

Summary

This Motion seeks authorization to amend and clarify a previously authorized recommendation relating to the valuation terms of community/performance space to be constructed and conveyed to the City. The related public lane transaction is scheduled to close in July 2010 and accordingly the matter must be considered at the Council meeting scheduled for June 8 and 9, 2010, in order that the public lane transaction can be completed.

The report, approved by Council at its meeting of March 31 and April 1, 2010, provided that

the City would close and convey a public lane to Daniels HR Corporation (Daniels), and Daniels would convey to the City community/performance space in its development. The recommendation, approved by Council, provided that the community/performance space was to be valued on the 2010 "as built" construction costs, but did not identify that land value and soft costs were also components of the community/performance space valuation. This motion clarifies that the community performance space valuation includes the 2010 "as built" construction costs, land value which shall be the sum \$60.00 per square foot of gross floor area at one times density coverage, and soft costs which shall not exceed 9% of construction costs.

REQUIRES RE-OPENING:

Government Management Committee Item GM29.14 adopted by City Council March 31 and April 1, 2010 as it relates to Recommendation 4.

(Submitted to City Council on June 8 and 9, 2010 as MM50.6)