

City Council

Motion without Notice

MM35.42	ACTION			Ward:30
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Purchase of 915 and 945 Lake Shore Boulevard East (Showline Studios) by the Toronto Port Lands Company and Sale of 675 Commissioners Street by the Toronto Port Lands Company - by Councillor Paula Fletcher, seconded by Councillor Norman Kelly

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

To be considered following EX29.20 on Thursday, December 7th

Confidential Attachment - A proposed or pending acquisition or sale of land for municipal or local board purposes

Recommendations

Councillor Paula Fletcher, seconded by Councillor Norman Kelly, recommends that:

1. City Council adopt the following recommendations in the report (December 7, 2017) from the Deputy City Manager, Internal Corporate Services and the Interim Chief Financial Officer:

1. City Council approve the transaction terms proposed by TPLC for the purchase of the Showline Property from CP, and the sale by TPLC to CP of the TPLC Property, substantially in the form set out in Appendix "A" and Confidential Attachment 1, and such other and amended terms as may be acceptable to the CEO, TPLC and the Deputy City Manager, Internal Corporate Services (the "DCM"), or his or her designate.

2. City Council authorize a loan to TPLC for the acquisition of the Showline Property to supplement TPLC's equity contribution, in an amount set out in Confidential Attachment 1. The said loan is to be repaid with all net income from the Showline Property and other TPLC revenues if required, and shall be on terms and conditions satisfactory to the DCM and Acting Chief Financial Officer, and in form satisfactory to the City Solicitor. Council considers the loan to be in the interest of the City.

3. City Council authorize TPLC's CEO to execute any agreements, transfers, consents and any other documents required to complete the transactions on the terms set out in this report.

4. City Council authorize Acting Chief Financial Officer or his designate to execute all agreements, documents and instruments necessary to implement the loan to TPLC referred to in Recommendation 2.
5. City Council severally authorize the DCM and the Director of Real Estate Services, or their respective designates, to execute the Non-Disclosure Agreement referred to in Appendix "A", and any other agreements, documents and instruments that may be necessary to complete the transactions referred to in Recommendation 1.
6. City Council authorize the public release of Confidential Attachment 1 following the closing of the foregoing transactions.

Summary

Further to City Council's direction and in order to maintain important studio spaces as studios and related functions, the attached report is seeking City Council authority to complete two connected property transactions: the acquisition by the Toronto Port Lands Company of the former Showline Studios property at 915 and 954 Lake Shore Boulevard East ("the Showline Property") from Canada Post Corporation, in exchange for the sale by the Toronto Port Lands Company to Canada Post Corporation of the Toronto Port Lands Company's property at 675 Commissioners Street (the "TPLC Property").

The Toronto Port Lands Company and the City consider the Showline property a valuable asset for the City's film and television industry and are negotiating a land exchange with Canada Post Corporation, as set out in Appendix A and Confidential Attachment 1 to the report.

On November 17, 2017, the Toronto Port Lands Company and Canada Post Corporation signed a non-binding Letter of Intent to set out the next steps to secure the ongoing use of the Studio Property as a television and film studio and provide an alternate site for Canada Post Corporation's mail sorting facility. The parties are now close to a binding deal and the Toronto Port Lands Company is requesting approval to proceed.

Toronto Port Lands Company staff has largely negotiated the terms of a land exchange with Canada Post Corporation under which, subject to City Council and Toronto Port Lands Company Board approval (approved on December 5, 2017), the Toronto Port Lands Company will purchase the Showline Property and sell the Toronto Port Lands Company property, with additional compensation and on the terms set out in the Appendix A and Confidential Attachment 1 to the report.

This Motion is urgent because Canada Post Corporation must receive Board approval by December 18, 2017 and the Toronto Port Lands Company has indicated that the transaction is conditional upon obtaining City Council approvals by December 18, 2017.

Background Information (City Council)

Member Motion MM35.42

(December 7, 2017) Report from the Deputy City Manager, Internal Corporate Services and the Interim Chief Financial Officer on the Purchase of 915 and 945 Lake Shore Boulevard East (Showline Studios) by the Toronto Port Lands Company and Sale of 675 Commissioners Street by the Toronto Port Lands Company

<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-109811.pdf>

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-109835.pdf>)

Confidential Attachment 1