
Government Management Committee

Meeting No.	8	Contact	Yvonne Davies, Committee Administrator
Meeting Date	Friday, October 12, 2007	Phone	416-392-7443
Start Time	9:30 AM	E-mail	ydavies@toronto.ca
Location	Committee Room 1, City Hall		

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Location	Committee Room 1, City Hall		

GM8.3	NO AMENDMENT			Ward: All
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Microsoft Agreement and Microsoft Reseller Selection

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motion:

1. Authority be granted for the Information and Technology Division to enter into an agreement with the contracting Microsoft affiliate, MSLI, GP (Microsoft Inc.) and the LAR selected by the Province of Ontario through a competitive process for the period ending September 30, 2010, in an amount not to exceed \$5,612,800.00 net of GST, subject to the Fair Wage Policy and the Right to Reject Debtors and Set Off Policy.

(September 25, 2007) Report from Chief Information Officer, Information and Technology Division, and Director, Purchasing and Materials Management Division

Committee Recommendations

The Government Management Committee recommends to City Council that:

1. Authority be granted for the Information and Technology Division to enter into an agreement with the contracting Microsoft affiliate, MSLI, GP (Microsoft Inc.) and the LAR selected by the Province of Ontario through a competitive process for the period ending September 30, 2010 in an amount not to exceed \$5,612,800.00 net of GST, subject to the Fair Wage Policy and the Right to Reject Debtors and Set Off Policy.

Financial Impact

It is estimated that \$5,612,800 net of GST, of net new Microsoft licences, and support and maintenance services will be acquired between October 2007 and September 30, 2010.

The funding for additional licences and annual support and maintenance services required by City Divisions is included in each division's respective operating or capital budgets every year. The estimated cost net of GST are listed below:

	2007	2008	2009	2010	Total
Licences	\$442,800	\$1,749,600	\$1,749,600	\$1,306,800	\$5,248,800
Support and Maintenance*	\$0	\$110,000	\$121,000	\$133,000	\$364,000
Total net of GST	\$442,800	\$1,859,600	\$1,870,600	\$1,439,800	\$5,612,800

*There is no PST on Support and Maintenance

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The purpose of this report is to seek authority to enter into an agreement with the contracting Microsoft affiliate, MSLI, GP (Microsoft Inc.) and the Large Account Reseller (LAR) selected by the Province of Ontario through a competitive process for the supply of Microsoft Licences and Support and Maintenance Services for various City of Toronto Programs as required until September 30, 2010, under the Province of Ontario's Standing Agreement.

Background Information

Staff Report-Microsoft Agreement and Microsoft Reseller Selection
<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7315.pdf>

GM8.4	NO AMENDMENT			Ward: All
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Digital Photocopier and Facsimile Equipment and Services - Amending Non-Exclusive Agreements

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. Authority be granted to amend the non-exclusive agreement with Xerox Canada from an amount not to exceed \$1,000,000.00 including all taxes, \$947,368.42 net of GST, to a revised amount not to exceed \$100,000.00 including all taxes, \$94,736.84 net of GST, for the period ending July 3, 2008.
2. Authority be granted to amend the non-exclusive agreement with Pitney Bowes from an amount not to exceed \$500,000.00 including all taxes, \$473,684.21 net of GST, to a revised amount not to exceed \$100,000.00 including all taxes, \$94,736.84 net of GST, for the period ending July 3, 2008.

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3. Authority be granted to amend the non-exclusive agreement with 4-Office Automation from an amount not to exceed \$1,500,000.00 including all taxes, \$1,421,052.63 net of GST, to a revised amount not to exceed \$2,500,000.00 including all taxes, \$2,368,421.05 net of GST, for the period ending July 3, 2008.
4. Authority be granted to amend the non-exclusive agreement with Ricoh Canada Inc. from an amount not to exceed \$1,000,000.00 including all taxes, \$947,368.42 net of GST, to a revised amount not to exceed \$1,300,000.00 including all taxes, \$1,231,578.95 net of GST, for the period ending July 3, 2008.

(September 25, 2007) Report from Chief Information Officer, Information and Technology Division, and Director, Purchasing and Materials Management Division

Committee Recommendations

The Government Management Committee recommends to City Council that:

1. Authority be granted to amend the non-exclusive agreement with Xerox Canada from an amount not to exceed \$1,000,000.00 including all taxes, \$947,368.42 net of GST, to a revised amount not to exceed \$100,000.00 including all taxes, \$94,736.84 net of GST, for the period ending July 3, 2008.
2. Authority be granted to amend the non-exclusive agreement with Pitney Bowes from an amount not to exceed \$500,000.00 including all taxes, \$473,684.21 net of GST, to a revised amount not to exceed \$100,000.00 including all taxes, \$94,736.84 net of GST, for the period ending July 3, 2008.
3. Authority be granted to amend the non-exclusive agreement with 4-Office Automation from an amount not to exceed \$1,500,000.00 including all taxes, \$1,421,052.63 net of GST, to a revised amount not to exceed \$2,500,000.00 including all taxes, \$2,368,421.05 net of GST, for the period ending July 3, 2008.
4. Authority be granted to amend the non-exclusive agreement with Ricoh Canada Inc. from an amount not to exceed \$1,000,000.00 including all taxes, \$947,368.42 net of GST, to a revised amount not to exceed \$1,300,000.00 including all taxes, \$1,231,578.95 net of GST, for the period ending July 3, 2008.

Financial Impact

There will be no financial implications resulting from this report, as the combined total value of all contracts remains unchanged. The combined contract value will be redistributed amongst the five (5) Vendor of Record contracts. Funds required for the acquisition of digital photocopier and facsimile equipment and services will be requested in the appropriate operating budget submissions.

Vendor Name	Original Approved Amount	Revised Amount	Difference
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	Net of GST	Net of GST	Net of GST
Ricoh Canada Inc.	\$ 947,368.42	\$1,231,578.95	\$ 284,210.53
Sharp	\$ 947,368.42	\$ 947,368.42	\$ 0
4-Office Automation	\$1,421,052.63	\$2,368,421.05	\$ 947,368.42
Xerox	\$ 947,368.42	\$ 94,736.84	\$ (852,631.58)
Pitney Bowes*	\$ 473,684.21	\$ 94,736.84	\$ (378,947.37)
TOTAL NET OF GST	\$4,736,842.11	\$4,736,842.11	\$ 0

*For facsimiles only

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The purpose of this report is to report on the results of the second stage selection process conducted on all photocopier and facsimile models, and to seek authority to re-distribute the funds previously approved by Council on September 25, 26 and 27, 2006 for the supply of digital photocopier and facsimile equipment and services to ensure best value to the City and compliance with standards.

Background Information

Staff Report-Digital Photocopier and Facsimile Equipment and Services - Amending Non-Exclusive Agreements

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7316.pdf>)

GM8.5	NO AMENDMENT			Ward: 36
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Cliffcrest Branch Library (2965 - 3049 Kingston Road) – Designation as a Municipal Capital Facility

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. City Council pass a by-law, pursuant to section 252 of the City of Toronto Act, 2006, providing authority to:
 - a. enter into a municipal capital facility agreement with the owner, Cliffcrest Plaza Limited, of the property located at 2965-3049 Kingston Road in respect of lands leased by the Cliffcrest Branch Library; and
 - b. exempt the leased space at 2965-3049 Kingston Road (4,850 square feet) from taxation for municipal and school purposes, which tax exemption is to be effective from the latest of the following dates: the commencement date of the lease between the City and the property owner of 2965-3049 Kingston Road; the date the municipal capital facility agreement is signed; or the date the tax exemption by-law is enacted.

2. The City Clerk be directed to give written notice of the by-law to the Minister of Education, the Municipal Property Assessment Corporation, the Toronto District School Board, the Toronto Catholic District School Board, the Conseil Scolaire de District du Centre-Sud-Ouest, and the Conseil Scolaire de District du Catholique Centre-Sud.
3. Authority be granted for the introduction of the necessary bills to give effect thereto.
4. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(September 24, 2007) Report from Treasurer

Committee Recommendations

The Government Management Committee recommends that:

1. Council pass a by-law pursuant to section 252 of the *City of Toronto Act, 2006*, providing authority to:
 - a. enter into a municipal capital facility agreement with the owner, Cliffcrest Plaza Limited, of the property located at 2965-3049 Kingston Road in respect of lands leased by the Cliffcrest Branch Library; and
 - b. exempt the leased space at 2965-3049 Kingston Road (4,850 square feet) from taxation for municipal and school purposes, which tax exemption is to be effective from the latest of the following dates: the commencement date of the lease between the City and the property owner of 2965-3049 Kingston Road; the date the municipal capital facility agreement is signed; or the date the tax exemption by-law is enacted;
2. The City Clerk be directed to give written notice of the by-law to the Minister of Education, the Municipal Property Assessment Corporation, the Toronto District School Board, the Toronto Catholic District School Board, the Conseil Scolaire de District du Centre-Sud-Ouest, and the Conseil Scolaire de District du Catholique Centre-Sud;
3. Authority be granted for the introduction of the necessary bills to give effect thereto.
4. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

The annual property taxes on the new space to be leased by the Toronto Public Library Board for its Cliffcrest Branch are estimated at approximately \$17,433, comprised of a municipal portion of \$9,018 and a provincial education portion of \$8,415, based on 2007 Current Value Assessment (CVA) and 2007 tax rates.

As the City currently funds the requirements of the Toronto Public Library Board (including any property tax liability) through an annual budget allocation, there would be no net impact on the municipal portion of taxes, as the decrease in municipal tax revenue of \$9,018 would be offset by a corresponding reduction in the annual budgetary requirement for the Library Board. However, a tax exemption would result in net savings to the City of \$8,415 per year, representing the provincial education share of taxes that would no longer be payable once the exemption takes effect (See Table 1).

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Table 1
 Financial Savings due to Property Tax Exemption - Cliffcrest Branch Library

	Municipal Taxes	+ Education Taxes	+ Other Rental Amount	= Total Budget Requirement
Amounts Payable if Taxable	\$9,018	\$8,415	\$80,457	\$97,890
Amounts Payable if Exempt	\$0	\$0	\$80,457	\$80,457
Gross Savings due to exemption:				\$17,433
Less Reduction in Municipal Tax Revenues:				-\$9,018
Total Net Savings:				\$8,415

Summary

This report seeks Council authority to adopt the necessary by-laws to designate the leased premises at 2965-3049 Kingston Road to be occupied by Cliffcrest Branch Library as a municipal capital facility and to provide a property tax exemption for municipal and education purposes for the space which the Library will be occupying commencing January 1, 2008.

Providing a tax exemption for the space that will be occupied by Cliffcrest Branch Library will result in a net financial savings to the City of approximately \$8,415.00 per year, representing the provincial education share of taxes that will no longer be payable.

Background Information

Staff Report-Cliffcrest Branch Library (2965 - 3049 Kingston Rd.) - Designation as a Municipal Capital Facility

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7317.pdf>)

GM8.6	AMENDED			Ward: All
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New User Fees and Fee Increase for Administration of Property Tax and Water Accounts

City Council Decision

Government Management Committee Report - Meeting No. 8
Considered by City Council on October 22 and 23, 2007

City Council on October 22 and 23, 2007, adopted the following motions:

1. Effective January 1, 2008, a new user fee be implemented to produce Final Notices for Overdue Property Tax Accounts (prior to issuance to bailiff), with a fee to be set at \$21.00 per notice issued, per tax account.
2. Effective January 1, 2008, a new user fee be implemented to produce Notices of Issuance to Bailiff, with a fee to be set at \$56.00 per notice issued, per tax account.
3. Effective January 1, 2008, a new user fee be implemented for setting up new Water/Utility accounts (New Account Set Up Fees), with a fee to be set at \$60.00 per new account created.
4. New Account Set Up fees for new Water/Utility accounts be increased each year, effective January 1st, by a percentage equal to the percentage increase in the All Item Index of the Consumer Price Index (not seasonally adjusted) for the Toronto Census Metropolitan area (C.P.I.) for the period October 1 to September 30 of the immediately preceding year.
5. Effective January 1, 2008, the user fee for the issuance of Statements of Tax Accounts be increased from the current \$5.00 to \$16.00 for overdue statements issued in March, May, July and September, for tax accounts with an outstanding balance of \$100.00 or more.
6. Municipal Code Chapter 441, Fees and Charges, be amended to give effect to these fee changes, and authority be granted for the introduction of the necessary bills.
7. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Statutory - City of Toronto Act, 2006

(September 27, 2007) Report from Treasurer

Committee Recommendations

The Government Management Committee recommends to City Council that:

1. Effective January 1, 2008, a new user fee be implemented to produce Final Notices for Overdue Property Tax Accounts (prior to issuance to bailiff), with a fee to be set at \$10.00 per notice issued, per tax account.
2. Effective January 1, 2008, a new user fee be implemented to produce Notices of Issuance to Bailiff, with a fee to be set at \$35.00 per notice issued, per tax account.
3. Effective January 1, 2008, a new user fee be implemented for setting up new Water/Utility accounts (New Account Set Up Fees), with a fee to be set at \$50.00 per

new account created.

4. New Account Set Up fees for new Water/Utility accounts be increased each year, effective January 1st, by a percentage equal to the percentage increase in the All Item Index of the Consumer Price Index (not seasonally adjusted) for the Toronto Census Metropolitan area (C.P.I.) for the period October 1 to September 30 of the immediately preceding year.
5. Effective January 1, 2008, the user fee for the issuance of Statements of Tax Accounts be increased from the current \$5.00 to \$7.50 for overdue statements issued in March, May, July and September for tax accounts with an outstanding balance of \$100.00 or more.
6. Municipal Code Chapter 441, Fees and Charges, be amended to give effect to these fee changes, and authority be granted for the introduction of the necessary bills.
7. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Decision Advice and Other Information

The Government Management Committee:

1. Advises that notice of the proposed fees discussed in this report was given as required by the City of Toronto Act, 2006, and public notice was posted on the City's website. No one appeared before the Committee.
2. Requested the Treasurer to report directly to Council for its meeting on October 22, 2007, on increased fees to be effective January 1, 2008, to reflect the Committee's position that the proposed fees should reflect the full cost-recovery of staff costs.

Financial Impact

If implemented on January 1, 2008, the proposed new service fees and fee increase outlined in Table 1 will generate an estimated \$1,107,000 in new annual revenues. This amount will be included in the Office of the Treasurer - Revenue Services Division's 2008 Operating Budget submission.

Table 1
 Additional Revenue from Proposed User Fees/Fee Increase

User Fees	Estimated volume/year	User Fee	Revenue (full year)
Final Notice (for overdue Property Tax Accounts)	19,000	\$10.00 per notice	\$190,000
Notice of Issuance to Bailiff	6,200	\$35.00 per notice	\$217,000
New Account Set up for Water/Utility Account	2,000	\$50.00 per account set up	\$100,000

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Statement of Tax Account	240,000	\$2.50 (fee increase from \$5.00 to \$7.50)	\$600,000
Total Estimated Revenues			\$1,107,000

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report seeks Council authority to implement new user fees for producing Final Notices for overdue property tax accounts, Notices of Issuance to Bailiff on property tax accounts being forwarded to the Bailiff for collection, Account Set up fees for newly-created Water/Utility accounts and an increase in the current user fee for Statement of Tax Accounts issued on properties with outstanding taxes of \$100.00 or more. Combined, the new user fees and fee increase will generate an estimated \$1,107,000.00 in revenues in 2008.

This report is being brought forward at this time in order to ensure that notice requirements are met and that supporting communication materials can be produced prior to the recommended implementation date of January 1, 2008.

Background Information

Staff Report-New User Fees and Fee Increase for Administration of Property Tax and Water Accounts

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrrd/backgroundfile-7318.pdf>

Additional Background Information (City Council)

- Report (October 23, 2007) from the Treasurer ([GM8.6a](#))

Speakers

Councillor Rob Ford

GM8.7	NO AMENDMENT			Ward: 23
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North York Civic Centre Underground Parking – Designation as a Municipal Capital Facility

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. City Council pass a by-law pursuant to section 252 of the City of Toronto Act, 2006, providing authority to:
 - a. enter into a municipal capital facility agreement with the owner, SITQ National Inc., of the property located at 5150-5160 Yonge Street in respect of

the underground parking spaces (180 stalls) leased by the City of Toronto; and

- b. exempt the leased parking spaces at 5150-5160 Yonge Street from taxation for municipal and school purposes, which tax exemption is to be effective from the latest of the following dates: the date the municipal capital facility agreement is signed; or the date the tax exemption by-law is enacted.
2. The City Clerk be directed to give written notice of the by-law to the Minister of Education, the Municipal Property Assessment Corporation, the Toronto District School Board, the Toronto Catholic District School Board, the Conseil Scolaire de District du Centre-Sud-Ouest, and the Conseil Scolaire de District du Catholique Centre-Sud.
 3. Authority be granted for the introduction of the necessary bills to give effect thereto.
 4. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(September 24, 2007) Report from Treasurer

Committee Recommendations

The Government Management Committee recommends that:

1. Council pass a by-law pursuant to section 252 of the *City of Toronto Act, 2006*, providing authority to:
 - a. enter into a municipal capital facility agreement with the owner, SITQ National Inc., of the property located at 5150-5160 Yonge Street in respect of the underground parking spaces (180 stalls) leased by the City of Toronto; and
 - b. exempt the leased parking spaces at 5150-5160 Yonge Street from taxation for municipal and school purposes, which tax exemption is to be effective from the latest of the following dates: the date the municipal capital facility agreement is signed; or the date the tax exemption by-law is enacted;
2. The City Clerk be directed to give written notice of the by-law to the Minister of Education, the Municipal Property Assessment Corporation, the Toronto District School Board, the Toronto Catholic District School Board, the Conseil Scolaire de District du Centre-Sud-Ouest, and the Conseil Scolaire de District du Catholique Centre-Sud.
3. Authority be granted for the introduction of the necessary bills to give effect thereto.
4. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

The annual property taxes on the 180 parking stalls leased by Facilities and Real Estate Division for staff parking at the North York Civic Centre from an office tower located at 5150-5160 Yonge Street are estimated at approximately \$92,804, comprised of a municipal portion of \$48,008 and a provincial education portion of \$44,796, based on 2007 Current Value Assessment (CVA) and 2007 tax rates.

As the City currently funds Facilities and Real Estate Division for the rent (which includes property taxes) on the leased parking spaces through an annual budget allocation, there would be no net impact on the municipal portion of taxes from the exemption, as the decrease in municipal tax revenue would be offset by a corresponding reduction in the annual budgetary requirement for Facilities and Real Estate Division. However, making these parking spaces exempt would result in net savings to the City of \$44,796 per year, representing the provincial education share of taxes that would no longer be payable once the exemption takes effect (See Table 1).

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Table 1
 Financial Savings due to Property Tax Exemption
 North York Civic Centre Underground Parking

	Municipal Taxes	+ Education Taxes	+ Other Rental Amount	= Total Budget Requirement
Amounts Payable if Taxable	\$48,008	\$44,796	\$174,859	\$267,663
Amounts Payable if Exempt	\$0	\$0	\$174,859	\$174,859
Gross Savings due to exemption:				\$92,804
Less Reduction in Municipal Tax Revenues:				-\$48,008
Total Net Savings:				\$44,796

Summary

This report seeks Council authority to adopt the necessary by-laws to designate the North York Civic Centre staff parking spaces (underground parking – 180 stalls) leased from an office tower located at 5150-5160 Yonge Street as a municipal capital facility and to provide a property tax exemption for municipal and education purposes.

Providing a tax exemption for the leased parking spaces will result in a net annual financial savings to the City of approximately \$44,800.00, representing the provincial education share of taxes that will no longer be payable.

Background Information

Staff Report-North York Civic Centre Underground Parking - Designation as a Municipal Capital Facility

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7319.pdf>)

GM8.9	NO AMENDMENT			Ward: All
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Revisions to the Fair Wage Policy

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. Council adopt the revisions to Municipal Code Chapter 67, Schedule A – the Fair Wage Policy, as set out in Appendix “A”.
2. Council adopt the amendments to Municipal Code Chapter 67- Fair Wage, as set out in Appendix “B”.
3. Council adopt the revisions to the Purchasing and Materials Management Divisions’ Procurement Processes Policy, as set out in Appendix “C”.
4. Council approve the new criteria, attached as Appendix “D”, to be used by the Manager, Fair Wage Office, in making a determination for disqualification of a company that has violated the Fair Wage Policy twice within a three-year period.
5. The City Solicitor be directed to submit the necessary bills to Council to implement the above noted recommendations.

(September 17, 2007) Report from Manager, Fair Wage Office

Committee Recommendations

The Government Management Committee recommends that:

1. Council adopt the revisions to Municipal Code Chapter 67, Schedule A – the Fair Wage Policy as set out in Appendix “A”.
2. Council adopt the amendments to Municipal Code Chapter 67- Fair Wage as set out in Appendix “B”.
3. Council adopt the revisions to the Purchasing and Materials Management Divisions’ Procurement Processes Policy as set out in Appendix “C”.
4. Council approve the new criteria, attached as Appendix “D”, to be used by the Manager, Fair Wage Office, in making a determination for disqualification of a company that has violated the Fair Wage Policy twice within a three year period.
5. The City Solicitor be directed to submit the necessary bills to Council to implement the above noted recommendations.

Financial Impact

There are no financial implications resulting from this report.

Summary

This report responds to a request by the Government Management Committee to review the Fair Wage Policy (the “Policy”) and propose revisions to the Policy that would enhance the clarity and understanding of the Policy by Contractors, employees and City Staff. This report also responds to a request by Council to develop internal guidelines to assist the Fair Wage Office when making a recommendation to disqualify or not to disqualify a Contractor who has violated the Policy twice in three years.

This report has identified a number of revisions that can be made to the Policy and a few amendments to the Municipal Code Chapter 67 – Fair Wage that will enhance the Policy’s clarity. These revisions and amendments include making it clearer how the Policy operates, how Apprentices and Apprenticeships are dealt with under the Policy, what responsibilities Contractors and the Manager, Fair Wage Office have under the Policy, and what penalty provisions exist within the Policy. This report also sets out the internal guidelines the Manager, Fair Wage Office, will use to address circumstances of disqualification of a Contractor in the application of the Fair Wage Policy.

Background Information

Staff Report-Revisions to the Fair Wage Policy

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7321.pdf>)

Appendix A-GM8.9

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7322.pdf>)

Appendix B-GM8.9

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7323.pdf>)

Appendix C-GM8.9

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7324.pdf>)

Appendix D-GM8.9

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7325.pdf>)

Speakers

Councillor Denzil Minnan-Wong

GM8.11	NO AMENDMENT			Ward: 23
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Leasing 45 Sheppard Avenue East – Second Floor Premises, 4,462 sq.ft. of Rentable Area for Social Services Family Support Program

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. Council authorize the new lease for the premises at 45 Sheppard Avenue East, on the second floor, with Crown Property Management (the “Landlord”), consisting an area

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of approximately 4,462 sq. ft., at a basic rental rate for the term of \$15.00 per sq. ft., commencing on October 1, 2007, and expiring on September 30, 2012, with an option to renew for a further five (5) year term, and based substantially on the terms and conditions as set out in the attached Appendix "A" and in a form acceptable to the City Solicitor.

2. The Chief Corporate Officer be authorized to administer and manage the lease agreement, including the provision of any consents, approvals, notices and notices of termination, provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.

(August 29, 2007) Report from Chief Corporate Officer, and Director of Real Estate, Facilities and Real Estate Division

Committee Recommendations

The Government Management Committee recommends that:

1. Council authorize the new lease for the premises at 45 Sheppard Avenue East, on the second floor, with Crown Property Management (the "Landlord") consisting an area of approximately 4,462 sq.ft., at a basic rental rate for the term of \$15.00 per sq.ft., commencing on October 1, 2007 and expiring on September 30, 2012, with an option to renew for a further five (5) year term, and based substantially on the terms and conditions as set out in the attached Appendix "A" and in a form acceptable to the City Solicitor.
2. The Chief Corporate Officer be authorized to administer and manage the lease agreement including the provision of any consents, approvals, notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.

Financial Impact

The total expenditure for the five (5) year term of the lease, commencing October 1, 2007, is estimated to be approximately \$800,000.00 plus G.S.T.

Funding for 2007, including basic rental rate, additional rent, and parking, is estimated to be in the amount of approximately \$22,032.00, plus G.S.T. and it is available in the 2007 Operating Budget for Social Services. There will be no impact on the cost containment measures proposed by Social Services.

Funding requirements for 2008-2012 will be included in the respective year's Social Services Budget Submission and accommodated within approved operating budget targets.

Particulars	Year 1 10/01/07-	Year 2 10/01/08-	Year 3 10/01/09-	Year 4 10/01/10-	Year 5 10/01/11	5-Year Estimated Total

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	09/31/08	09/31/09	09/31/10	09/31/11	09/31/12	
Base Rent per sq.ft. 4,462 sq.ft. @ \$15/sf	\$33,465 6-mos net rent-free	\$66,930	\$66,930	\$66,930	\$66,930	\$301,185
Additional Rent/sq.ft. - estimated for 2007 & adjusted by 5% annually	\$11.41 \$50,911	\$11.98 \$53,457	\$12.58 \$56,130	\$13.21 \$58,936	\$13.87 \$61,883	\$281,317
Utilities/sq.ft. - estimated for 2007 & adjusted by 5% annually	\$2.00 \$8,924	\$2.10 9,370	\$2.20 \$9,839	\$2.31 \$10,331	\$2.43 \$10,847	\$49,311
Parking 15 spaces including PST & adjusted by 5%	\$120.41 \$23,408	\$126.43 \$24,580	\$132.75 \$25,807	\$139.39 \$27,097	\$146.36 \$28,841	\$129,733
Total:	\$123,326	\$161,286	\$166,003	\$170,955	\$176,545	\$798,115

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The purpose of this Report is to obtain Council's authority to enter into a new lease agreement for Social Services Family Support Program for the premises at 45 Sheppard Avenue East, for a portion of the 2nd floor, having a rentable area of approximately 4,462 sq.ft., for a term of five (5) years commencing October 1, 2007.

The proposed lease would be substantially on the terms and conditions outlined in Appendix "A" to this Report.

Background Information

Staff Report-Leasing 45 Sheppard Avenue East - Second Floor Premises, 4,462 sq.ft. of Rentable Area for Social Services Family Support Program

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7329.pdf>)

Appendix B-GM8.11

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7330.pdf>)

GM8.12	DEFERRED			Ward: 17
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Proposed Acquisition of Part of 243 Alberta Avenue (Roseneath Gardens Parkette)

City Council Decision

City Council on October 22 and 23, 2007, deferred consideration of this Item to the November 19, 2007 meeting of City Council.

(September 27, 2007) Report from Chief Corporate Officer

Committee Recommendations

The Government Management Committee recommends that Council consider a report from the Chief Corporate Officer on due diligence matters which are currently being investigated by staff.

Decision Advice and Other Information

The Government Management Committee adopted the recommendation of the Chief Corporate Officer and in doing so, authorized him to report directly to Council for its meeting on October 22, 2007.

Financial Impact

There are no financial implications resulting from the adoption of this report.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The Roseneath Gardens Parkette is a privately held 0.23 ha (0.56 acre) site that is leased by the City for use as a public park (the "Property"). The purpose of this report is to secure Council approval to proceed with the acquisition of the northerly portion of 243 Alberta Avenue currently known as Roseneath Gardens Parkette for continued Parks purposes.

The former Corporation of the City of York entered into a lease for the property (shown on PS Sketch 2007-013, Appendix "A") on December 31, 1997 and the term of the lease will expire on September 18, 2008. 1239085 Ontario Inc., the current owner (the "Owner") is considering development opportunities for the property and staff would like to ensure that the property continues to be used for park purposes. Accordingly, the City would like to proceed with the acquisition.

Council approved funding for this acquisition by its adoption, as amended, of Item GM5.21 of the Government Management Committee, at its meeting on June 19, 20 and 22, 2007. By this same authority, Council authorized acceptance of a conditional Offer to Sell the Property for Parks purposes.

Background Information

Staff Report-Proposed Acquisition of Part of 243 Alberta Avenue (Roseneath Gardens Parkette)

(<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7332.pdf>)

Appendix A-GM8.12

Government Management Committee Report - Meeting No. 8
Considered by City Council on October 22 and 23, 2007

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-7331.pdf>

Submitted Friday, October 12, 2007

Deputy Speaker Councillor Gloria Lindsay Luby, Chair, Government Management Committee