

Toronto Community Housing Corporation
 931 Yonge Street
 Toronto, ON
 M4W 2H2



Briefing Note: For Information

To: Tenant Services Committee (“TSC”)

From: Allen Murray, Vice President, Facilities Management

Date: October 20, 2022

Re: **Public Action Item #2:** Tenant Services Committee Meeting of September 20 2022 – Update on ModernTO (TSC:2022-50)

The purpose of this briefing note is to provide supplemental information to the “Update on ModernTO” report (TSC:2022-50) provided to the Tenant Services Committee (“TSC”) at their September 29, 2022 meeting. The TSC requested additional information on TCHC’s site requirements and tenant service delivery available at Metro Hall relating to:

1. staffing requirements and availability of space;
2. accessibility for staff and tenants relating to parking and transit; and
3. tenants’ ability to attend Board and Committee meetings.

BACKGROUND:

ModernTO is the City of Toronto’s plan to re-imagine how we work in our workplaces – particularly the City’s core office buildings including City Hall, Metro Hall and Civic Centres. Its vision is to provide more choice and flexibility to employees around how, where and when work is completed.

ModernTO aims to modernize the City’s office space by establishing a healthy workplace and a new model for work spaces. It will help to integrate flexible work styles that will enable staff to work independently and collaborate more easily, and accommodate various activities with individual workspaces, meeting rooms, and combinations of open and enclosed spaces for collaboration and social connection.

As part of this plan, desk sharing or unassigned seating will become a new norm for many, or working remotely a few days a week.

The ModernTO plan will impact staff at the City of Toronto, CreateTO, Toronto Transit Commission, Toronto Public Health, Toronto Parking Authority and Toronto Community Housing Corporation who work in an office environment.

In April 2022, City Council adopted a development strategy for a number of properties, which included 931 Yonge Street. 931 Yonge Street continues to provide a service location for tenants of Toronto Community Housing, including the location for in-person Board and Committee meetings.

ModernTO will be moving TCHC functions currently housed at 931 Yonge Street to Metro Hall. This move is expected to happen in 2024, at which time the building will be redeveloped by CreateTO.

IMPLICATIONS FOR TCHC STAFF:

Metro Hall is an established City building at 55 John Street that has been selected to house TCHC Head Office functions. The decision to move TCHC Head Office functions to Metro Hall included consideration of the location's centrality, accessibility and availability of transit.

TCHC has provided ModernTO with our staffing requirements. Office functions at 931 Yonge Street will be moving to Metro Hall and are currently expected to be housed on half of the seventh floor and all of the eighth floor.

Based on studies conducted by ModernTO, the current standard for space for staff is 1:1.7. This represents 10 desks available for up to 17 full time employees. The expectation under ModernTO is that staff will not always be attending the office for full days and will not be attending five days a week.

In addition to space at Metro Hall, TCHC staff participating in ModernTO will also have access to any ModernTO space across the City (e.g. could use a desk at Scarborough Civic Centre) and can use drop-in stations in Tenant Service Hubs.

Individual TCHC business units are currently participating in functional information sessions led by ModernTO to further define office space and requirements.

TCHC will continue to work to ModernTO to refine our office requirements.

ACCESS TO PARKING AND TRANSIT:

The decision to move TCHC Head Office functions to Metro Hall included consideration of the location's centrality, accessibility and availability of transit. From a day-to-day perspective, tenants will continue to have the same level of access to TCHC Head Office as well as Board and Committee meetings that they experience at the current location.

Parking availability at Metro Hall is comparable to that of 931 Yonge Street in that neither location has dedicated space for staff or tenant parking. Both locations are adjacent to several private lots where paid parking is available. Staff and tenants attending Metro Hall will have access to a greater volume of parking options than are currently available at 931 Yonge.

Accessible public parking spaces adjacent to Metro Hall include Metro Centre Public Parking and Indigo Parking Toronto (200 Wellington Street – 260m) and Roy Thomson Hall Parkade (60 Simcoe Street – 450m).

Additionally, TCHC Board and Committee meetings will be housed in the existing public meetings amenities spaces at City Hall, which are fully accessible to support tenants attending these meetings either in person or virtually.

Staff and tenants attending Board and Committee meetings at City Hall will have access to Municipal Parking (Green P) beneath Nathan Phillips Square. There are two entrances to this parking garage, one off of Bay Street, just north of Queen Street on the west side and the other is off Queen Street, just west of Bay Street on the north side. There is a waiting area for Wheel-Trans passengers inside the rear entrance, Main Floor North at the Hagerman Street (north) entrance.

Accessible, dedicated, exclusive use parking spots at Metro Hall and City Hall are not available for TCHC tenants.

SIGNATURE:

“Allen Murray”

Allen Murray
Vice President, Facilities Management

STAFF CONTACT:

Allen Murray, Vice President, Facilities Management
416-981-6955
Allen.Murray@torontohousing.ca