



Update on ModernTO

Item 6

September 20, 2022

Tenant Services Committee

Report: TSC:2022-50

To: Tenant Services Committee (“TSC”)

From: Vice President, Facilities Management

Date: September 6, 2022

PURPOSE:

The purpose of this report is to provide the Tenant Services Committee (“TSC”) with an update on TCHC’s activities relating to the City of Toronto’s ModernTO program as requested in the July 28, 2022 motion presented to the Board of Directors (the “Board”) requesting that:

1. TCHC management report to the TSC on the manner in which service to TCHC’s tenants and TCHC’s site requirements will be addressed as part of the proposed relocation of TCHC staff from 931 Yonge Street to the civic center network to ensure that tenants needs are considered as part of this process in accordance with the City’s Tenants First Principles; and
2. City staff leading the ModernTO program attend the TSC meeting at which the report is considered.

RECOMMENDATIONS:

It is recommended that the TSC receive this report for information.

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 through 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 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.

UPDATE

Metro Hall is an established city building at 55 John Street that has been selected to house TCHC Head Office functions. TCHC staff have been working closely with ModernTO to ensure that the needs of our tenants will be met in the new location.

The decision to move TCHC Head Office functions to Metro Hall included consideration of the locations 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.

Metro Hall is adjacent to St. Andrew subway station and the King Street car which provide easy access via public transportation and the TCHC space at Metro Hall will have a dedicated lobby to welcome tenants so they can be assisted as they are today.

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

While the transition to Metro Hall is expected to take place in 2024, the Toronto real estate market continues to evolve and change. ModernTO will continue to work very closely with CreateTO on the timelines between relocation and development to reduce any unnecessary vacancy at 931 Yonge.

SIGNATURE:

“Allen Murray”

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