

RE: Tory meeting

From: "Wright, Melanie (OPO)" <melanie.wright@ontario.ca>
To: "McPhail, Blane (OPO)" <blane.mcphail@ontario.ca>, "Killorn, Bill (OPO)" <bill.killorn@ontario.ca>, "Forgione, Andrew (OPO)" <andrew.forgione@ontario.ca>, "Donelson, Philip (OPO)" <philip.donelson@ontario.ca>
Cc: "Rowe, Mary (OPO)" <mary.rowe@ontario.ca>
Date: Thu, 09 Nov 2017 11:05:27 -0500

Ok thanks

Mary also wondered whether you can't deem something Heritage when there's an existing lease holder agreement like in this case?

From: McPhail, Blane (OPO)
Sent: November 9, 2017 10:42 AM
To: Wright, Melanie (OPO); Killorn, Bill (OPO); Forgione, Andrew (OPO); Donelson, Philip (OPO)
Cc: Rowe, Mary (OPO)
Subject: RE: Tory meeting

Sharing the Qs here. Heritage Q (#5) needs work – waiting on further clarification from MTCS.

Q1. Is it true that OPG is currently in talks to sell the Hearn Generating Station? If so, why was the public not consulted/made aware of any discussions? Has the Ministry of Energy been involved in any discussion with OPG, or aware of any discussions regarding the proposed sale?

OPG is currently in confidential talks with Studios of America. Consistent with the long-standing lease arrangement, Studios have exercised their right to make an offer to buy the Hearn generating station.

This is a commercial matter between OPG and Studios and does not pertain to OPG's core business of power generation. As such Ministry of Energy involvement has been limited. However, we understand that OPG and Studios have engaged the City at various points since 2002 on matters related to the redevelopment of the site. For example, the City of Toronto issued a demolition permit to Studios on December 15, 2010.

Further, regardless of ownership the City of Toronto will continue to have the ability to influence development of the site.

Q2. What is the current stance from the government of Ontario on the future of the Hearn Generating Station?

Our government remains committed to working with the City and all of our partners on implementing a shared vision for Toronto's waterfront. Every partner, including private developers, must work within that vision.

The City of Toronto also has full control over zoning bylaws, meaning any proposed redevelopment of the site would have to go through the City first. Whether it's in OPG's hands and being leased, or in another party's hands, they still have to comply with these bylaws.

Any proposals seeking to remediate former industrial lands, like a decommissioned coal plant, could also require the developer to pay for remediation.

Past developments, including the Canary District in Toronto's West Don Lands, have saved taxpayers millions in remediation costs and created new opportunities for Torontonians to live, work, and play.

Q3. Can you provide an update on timing of the sale?

The discussions between OPG and Studios are confidential. As such, we cannot comment on the timing of any proposed sale.

Q4. OPG identified issues that needed to be addressed (consent to sub-lease from Toronto Economic Development Corp, discussions with Hydro One). Are there any significant updates to these issues? Are they impacting the timing of the sale?

We understand that these discussions are progressing and OPG does not foresee any significant issues.

Q5. Why isn't the province designating this as a heritage site if you're committed to protecting it?

Our government remains committed to working with the City and all of our partners on implementing a shared vision for Toronto's waterfront. Every partner, including private developers, must work within that vision.

Federal and provincial crown land can't be designated as a heritage site but is subject to provincial standards and guidelines under the Ontario Heritage Act.

Further questions should be directed to OPG.

From: Wright, Melanie (OPO)
Sent: November-09-17 9:37 AM
To: McPhail, Blane (OPO); Killorn, Bill (OPO); Forgione, Andrew (OPO); Donelson, Philip (OPO)
Cc: Rowe, Mary (OPO)
Subject: Re: Tory meeting

Adding Mary

Need a Q on Heritage - understand you're working with Sam Fox on this

Can we flush out Q2 to talk about working with city on vision for the waterfront. That the waterfront is being developed with other private developers who must work within that shared vision and muni has tools (bylaws and zoning) to ensure that takes place. MOI might have some good language as they are lead on Waterfront Toronto

I also think we need language in Q2 which makes it clear what this land is - former coal plant beside a gas plant. Millions of dollars in remediation required which would be the responsibility of the developer and not the taxpayer - saving you money!!

From: "McPhail, Blane (OPO)" <Blane.McPhail@ontario.ca>
Sent: Nov 9, 2017 9:19 AM
To: "Killorn, Bill (OPO)" <Bill.Killorn@ontario.ca>; "Wright, Melanie (OPO)" <Melanie.Wright@ontario.ca>; "Forgione, Andrew (OPO)" <Andrew.Forgione@ontario.ca>; "Donelson, Philip (OPO)" <Philip.Donelson@ontario.ca>
Subject: RE: Tory meeting

[Here's what Energy just provided.](#)

[Currently waiting on a call back from Sam Fox though we've already got their staff working on this.](#)

From: Killorn, Bill (OPO)
Sent: November-09-17 9:07 AM

To: Wright, Melanie (OPO); McPhail, Blane (OPO); Forgione, Andrew (OPO); Donelson, Philip (OPO)
Subject: Re: Tory meeting

Blane I think Sam Fox has this info on hand.

Sent with BlackBerry Work (www.blackberry.com)

From: "Wright, Melanie (OPO)" <Melanie.Wright@ontario.ca>
Sent: Nov 9, 2017 9:03 AM
To: "McPhail, Blane (OPO)" <Blane.McPhail@ontario.ca>; "Killorn, Bill (OPO)" <Bill.Killorn@ontario.ca>; "Forgione, Andrew (OPO)" <Andrew.Forgione@ontario.ca>; "Donelson, Philip (OPO)" <Philip.Donelson@ontario.ca>
Subject: Re: Tory meeting

On the QA - need MTCS to also weigh in on why we can't / wouldn't designate this as a provincial heritage site

From: "McPhail, Blane (OPO)" <Blane.McPhail@ontario.ca>
Sent: Nov 8, 2017 8:59 PM
To: "Wright, Melanie (OPO)" <Melanie.Wright@ontario.ca>; "Killorn, Bill (OPO)" <Bill.Killorn@ontario.ca>; "Forgione, Andrew (OPO)" <Andrew.Forgione@ontario.ca>; "Donelson, Philip (OPO)" <Philip.Donelson@ontario.ca>
Subject: Re: Tory meeting

I have cabinet office now trying to get it out of them too. Not sure what's going on with the ministry.

From: McPhail, Blane (OPO)
Sent: Wednesday, November 8, 2017 6:32 PM
To: Wright, Melanie (OPO); Killorn, Bill (OPO); Forgione, Andrew (OPO); Donelson, Philip (OPO)
Subject: Re: Tory meeting

Expecting a draft tonight. It's been stuck at DMO level but the MO has arranged a work-around. Will share as soon as I have it. Sorry for the wait.

From: Wright, Melanie (OPO)
Sent: Wednesday, November 8, 2017 6:24 PM
To: Killorn, Bill (OPO); McPhail, Blane (OPO); Forgione, Andrew (OPO); Donelson, Philip (OPO)
Subject: Re: Tory meeting

Tonight ideally. Motion is tomorrow. Mary is reaching out to Fletcher

From: "Killorn, Bill (OPO)" <Bill.Killorn@ontario.ca>
Sent: Nov 8, 2017 6:23 PM
To: "McPhail, Blane (OPO)" <Blane.McPhail@ontario.ca>; "Wright, Melanie (OPO)" <Melanie.Wright@ontario.ca>; "Forgione, Andrew (OPO)" <Andrew.Forgione@ontario.ca>; "Donelson, Philip (OPO)" <Philip.Donelson@ontario.ca>
Subject: Re: Tory meeting

What is the timeline to get it?

Sent with BlackBerry Work (www.blackberry.com)

From: "McPhail, Blane (OPO)" <Blane.McPhail@ontario.ca>
Sent: Nov 8, 2017 5:33 PM
To: "Wright, Melanie (OPO)" <Melanie.Wright@ontario.ca>; "Forgione, Andrew (OPO)" <Andrew.Forgione@ontario.ca>; "Donelson, Philip (OPO)" <Philip.Donelson@ontario.ca>; "Killorn, Bill (OPO)" <Bill.Killorn@ontario.ca>
Subject: RE: Tory meeting

Have been pushing, unfortunately they're still working on it. Will share as soon as I have anything (even a draft)

From: Wright, Melanie (OPO)
Sent: November-08-17 5:30 PM
To: McPhail, Blane (OPO); Forgione, Andrew (OPO); Donelson, Philip (OPO); Killorn, Bill (OPO)
Subject: Re: Tory meeting

Any sign of QA? Does it address the heritage question?

From: "Wright, Melanie (OPO)" <Melanie.Wright@ontario.ca>
Sent: Nov 8, 2017 2:01 PM
To: "McPhail, Blane (OPO)" <Blane.McPhail@ontario.ca>; "Forgione, Andrew (OPO)" <Andrew.Forgione@ontario.ca>; "Donelson, Philip (OPO)" <Philip.Donelson@ontario.ca>; "Killorn, Bill (OPO)" <Bill.Killorn@ontario.ca>
Subject: RE: Tory meeting

For the last bullet in the main section, I'd recommend something more like:

The province has committed to working closely with the city on the vision for this site as it ties into the redevelopment of Toronto's entire waterfront. Studios will be required to work closely with all levels of government on the various development opportunities for this site, include events and economic activity, which are bound by municipal zoning and bylaws.

From: McPhail, Blane (OPO)
Sent: November 8, 2017 1:56 PM
To: Forgione, Andrew (OPO); Wright, Melanie (OPO); Donelson, Philip (OPO); Killorn, Bill (OPO)
Subject: RE: Tory meeting

Here's the latest from Energy. They're also working on a QA.

From: Forgione, Andrew (OPO)
Sent: November-08-17 1:55 PM
To: Wright, Melanie (OPO); Donelson, Philip (OPO); Killorn, Bill (OPO)
Cc: McPhail, Blane (OPO)
Subject: RE: Tory meeting

Yes adding blane

From: Wright, Melanie (OPO)
Sent: November-08-17 1:54 PM
To: Donelson, Philip (OPO); Killorn, Bill (OPO); Forgione, Andrew (OPO)
Subject: RE: Tory meeting

Any draft products from ENE yet?

From: Donelson, Philip (OPO)
Sent: November 7, 2017 2:11 PM
To: Killorn, Bill (OPO); Wright, Melanie (OPO); Forgione, Andrew (OPO)
Subject: RE: Tory meeting

Sounds good – let me know if I can provide anything further to help.

From: Killorn, Bill (OPO)
Sent: November-07-17 1:56 PM
To: Wright, Melanie (OPO); Donelson, Philip (OPO); Forgione, Andrew (OPO)
Subject: RE: Tory meeting

Will put that together. Agree with your suggestions Mel I think we also need to explain the contract that was signed in 2002 – it provides context on why we can't simply buy it back.

From: Wright, Melanie (OPO)
Sent: November-07-17 1:37 PM
To: Donelson, Philip (OPO); Forgione, Andrew (OPO); Killorn, Bill (OPO)
Subject: FW: Tory meeting

On the Hearn – we will need an issues plan and key messaging ready asap as this file will move forward in the near future. Eby has flagged for me that Councillor Fletcher is likely to raise this at council on Thursday. They are expecting her to table a motion asking the province to buy it back, cancel the city's demolition permit and designate it as a heritage building. Our response should focus on our shared vision with the City for the development of the waterfront – which is being done in partnership with other private developers. The City has the levers required (bylaws and zoning) to ensure that vision is protected. And I think we can even say specifically that this not nor would ever be zoned residential?

From: Wright, Melanie (OPO)
Sent: November 6, 2017 9:21 PM
To: Aagaard, Lindsay (OPO); Baker, Michelle (OPO); Boroun, Niloo (OPO); Donelson, Philip (OPO); Jancik, Mike (OPO); Janeiro, James (OPO); Markovic, Miran (OPO); McEachern, Gillian (OPO); Saad, Dani (OPO); Seniuk, Greg (OPO); Skilleter, Daniel (OPO); Spafford, Adrienne (OPO); Bevan, Andrew (OPO); Killorn, Bill (OPO); Forgione, Andrew (OPO)
Cc: Rowe, Mary (OPO)
Subject: Tory meeting

Hi all,

Apologies for the delay in sending this out.

Below is a summary of the Premier's meeting with Mayor Tory last Wednesday. I have already followed up with some of you directly on the more pressing items and will connect with the rest of you this week on the outstanding issues.

Hotel Tax – Mayor Tory thanked the Premier for working closely with the City on a solution. He noted that they have already booked anticipated revenues of \$1.5M per month starting in 2018 so are hopeful the delay won't be longer than 2-4 weeks for the OIC and regulations to be posted.

- *Update: currently tracking for Nov 20th LRC and Dec 1st posting. Still working out escalator, but the other pieces seem to have landed.*

Refugee / Asylum Seekers Housing – Tory asked the Premier for support in asking the federal government to help fund the cost of providing temporary shelter for the growing number of refugee claimants arriving in Toronto (which has tripled in the past 18 months). Approximately 25% of shelter beds are now used for refugee claimants... and, with shelters at full capacity, the city has procured three hotels to provide additional temporary housing at a cost of \$12M and expected to rise to \$20M. While absolutely the right thing to do, the Mayor noted that there is a disproportionate pressure on Toronto as many asylum seekers end up here from Quebec and other parts of the province. He is also worried about a narrative developing that refugees are displacing the homeless out of shelter beds. Apparently Min Albanese has spoken to her counterpart about it, but the Premier committed to stepping up that pressure.

PTIF Phase 2 – The Mayor is hoping that the city and province can work together and agree on the key projects before we nominate them to the feds. Tory listed SmartTrack, DRL, Eglinton East and Waterfront LRTs as their key priorities. He noted that they would have to be staged for cash flow purposes. The Premier agreed all of these have to be funded at some point, but did reiterate that the province cannot be expected to fund all new projects as we are already spending billions of dollars on transit infrastructure. On DRL, she was clear with him that the \$150M we have committed for planning and design work means that we are committed to the entire project.

Scarborough Subway – There was some debate about the escalator and unresolved current value of our SS commitment in 2010\$. The Premier was clear that we are going to get the subway built and it is of no benefit to fight over these \$s in public. There was some discussion of where the federal money will come from. They are expecting us to put it under the project list for PTIF Phase 2, which the City is very unhappy about. The feds are supposedly scapegoating us with Tory's office for not having nominated SS for the fed portion of funding under the new Building Canada Fund, except we actually did nominate it under the National Infrastructure Component but it was declined. The Mayor also raised that he recently received a letter from IO declining to lead the project. The Premier feels strongly that it should be led by IO and committed to looking into this.

- *Update: Orsini has spoken with IO and met with MOI, MTO and TBS officials – they are working on a set of conditions IO could propose in order to accept the project.*

Federal Community Culture and Recreation Infrastructure Fund – The City is very concerned that the feds are raising expectations with culture and community stakeholders – telling them that they would support their projects under this stream if nominated by the city/province (including Massey Hall, which the province has already given \$15M). The pot isn't even that large (\$400M/10 years for the whole province). The City flagged they already have council approval for two projects (519 community centre and George St) which they would have to nominate. The Premier suggested that there should be a fed-prov-city meeting among political staff to discuss these various infrastructure pots and how best to manage stakeholder expectations. Also, the Mayor's Office flagged that their staff have said that the province is holding back \$200M of the \$400M to fund community hubs. The Premier says was not aware of this and will try to get to the bottom of it.

The Hearn – The Premier walked the Mayor through the timeline. He lamented that this was a Mike Harris sweetheart deal and fully appreciated that our hands are tied. They agreed to work together on a larger vision for the site and ensure (through municipal bylaws and zoning) that the owner of the land will have to develop it within that vision – as is the case for private developments along the rest of the waterfront.

Moss Park SIS – Both reiterated their support for the Fred Victor solution and agreed that we would continue to push on the federal government to provide the necessary exemptions asap. The Premier noted that if the province would help in any way to help bridge the gap between the FV application approvals while the temperatures are dropping.

- ***Feds have committed to a 2 week time frame (as of last Wednesday). The province provided EMAT tent with heater and generator, with permission of the Mayor's office.***

Surplus Lands – The City asked for an update on the requested MZO for the Grosvenor site.

**Melanie Wright
Chief of Staff, Intergovernmental Affairs
Office of the Premier of Ontario
416-325-4214**