



**STAFF REPORT
ACTION REQUIRED**

**TTC Fire Ventilation Upgrade Project
St. Clair Subway Station**

Date:	January 3, 2008
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	Ward 22- St. Paul's
Reference Number	P:\2008\Internal Services\F&re\Gm08004F&re – (AFS6910)

SUMMARY

In September 2006 City Council authorized the sale of a stratified interest in the City-owned property at 30 Alvin Avenue, under the management of the Toronto Parking Authority (“TPA”), to Wittington Properties Limited (“Wittington”) and the City’s acquisition, on behalf of the TPA, of a stratified interest in the adjacent Wittington lands to accommodate 209 public parking spaces in a below-grade parking garage within a new residential development. As a condition for completing the property transactions, Wittington and the Toronto Transit Commission (“TTC”) must enter into a binding agreement to permit the implementation of the TTC’s Fire Ventilation Upgrade Project at the St. Clair Subway Station (the “TTC Project”).

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. The Chief Corporate Officer be authorized to report directly to City Council at its meeting to be held on January 29 and 30, 2008, regarding the proposed acquisition of the real estate interests required to permit the implementation of the TTC Project.

Financial Impact

There are no financial implications resulting from adoption of this report. Details of the proposed acquisition, including financial impacts, will be set out in a subsequent report.

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

DECISION HISTORY

City Council at its meeting on September 25, 26 and 27, 2006, adopted Clause 20 of Report No. 6 of the Administration Committee titled “Sale of Stratified Portion of 30 Alvin Avenue – Municipal Carpark 12” thereby, among other matters, authorizing the sale of a stratified portion of the City-owned lands at 30 Alvin Avenue and the acquisition of a stratified fee simple interest in a portion of the lands owned by Whittington to accommodate 209 parking spaces for the Toronto Parking Authority. The Toronto Transit Commission reviewed the Whittington project development plans in order to address their concerns with respect to accommodating its property requirements in order to carry out the TTC Project.

ISSUE BACKGROUND

To complete the property transactions between Whittington and the City for the purposes of developing 30 Alvin Avenue and the adjoining Whittington lands, Whittington must waive a condition with respect to entering into a binding agreement to accommodate the TTC Project. The deadline to waive the condition has been extended several times and is currently January 15, 2008. The deadline is being extended one further time until after City Council’s meeting on January 29 and 30, 2008.

COMMENTS

Negotiations between the City, the TTC and Whittington are nearing completion with respect to finalizing an agreement which will include the acquisition of certain property requirements for the TTC Project. In order to permit Whittington to waive the condition regarding the TTC property requirements and complete the property transactions at 30 Alvin Avenue, staff are requesting authority to report directly to City Council at its meeting to be held on January 29 and 30, 2008, on the outcome of negotiations.

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SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

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