



**STAFF REPORT  
ACTION REQUIRED  
with Confidential Attachment**

**York University Acquisition – Toronto-York Spadina  
Subway Extension (South of Steeles)**

<b>Date:</b>	March 25, 2009
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	Ward 8 – York West
<b>Reason for Confidential Information:</b>	This report is about a proposed or pending land acquisition by the City or one of its agencies, boards, and commissions.
<b>Reference Number:</b>	P:\2009\Internal Services\F&re\Gm09031F&re – (AFS 9488)

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**SUMMARY**

This report seeks authority for the City to acquire a portion of vacant land located at the southwest corner of Murray Ross Parkway and Keele Street (the “Property”), from York University to relocate Firehall 141 (“Fire hall”) on the Property, from its current location of 3965 Keele St. This relocation is a necessary prerequisite in order to permit construction of the Finch West Station, which forms part of the Toronto-York Spadina Subway Extension Project (the “Project”). York University has signed an irrevocable Offer to Sell the property to the City.

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**RECOMMENDATIONS**

**The Chief Corporate Officer recommends that:**

1. Authority be granted for the City to accept an Offer to Sell from York University to sell to the City a portion of the property known municipally as 0 Murray Ross Parkway, substantially on the terms and conditions outlined in Appendix “A” and Attachment 1 – Confidential Information to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to execute the Offer To Sell on behalf of the City.

3. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable and necessary.
4. City Council authorize the public release of the confidential information in Attachment 1 upon final settlement and completion of all property transactions and claims related to the Toronto-York Spadina Subway Extension Project, to the satisfaction of the City Solicitor, or commencement of revenue service of the Project.

### **Financial Impact**

The total cost of this acquisition is listed in Attachment 1 – Confidential Information and will be funded from the Toronto-York Spadina Subway Extension Internal Order Number 99000052.

Funding for property acquisition costs is being shared by the City, York Region, and the Move Ontario Trust, as part of the overall Project funding. Actual amounts expended for Project costs will be included in annual reporting to Council. The property acquisition costs are included in the 2009 Approved Capital Budget, 2009-2013 Approved Capital Plan and 2014-2018 Approved Capital Forecast.

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

### **DECISION HISTORY**

At its meeting of September 25, 26 and 27, 2006, Council adopted the recommendations of Policy and Finance Committee Report No. 7, Clause No. 35, relating to the allocation of Project capital costs between the City and the Regional Municipality of York.

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/pof7rpt/c1035.pdf>

These cost allocation principles were further refined with respect to sharing of property acquisition costs in the recommendations of report EX21.8 , adopted by Council at its meeting of June 23, 24, 2008.

<http://www.toronto.ca/legdocs/mmis/2008/ex/bgrd/backgroundfile-13215.pdf>

### **ISSUE BACKGROUND**

The Project comprises of an extension to the existing TTC Spadina Subway line, from Downsview Station to the Vaughan Corporate Centre in York Region, the total length of which will be 8.6 km, and which will include six new stations at an estimated total capital cost of \$2.6 billion.

The City is responsible for acquiring property for the portion of Project construction that is within its geographical boundaries.

## COMMENTS

The property municipally known as 3965 Keele Street is currently occupied by the Fire hall. The TTC requires this location in order to construct the Finch West Station. Accordingly, the TTC has requested that City Real Estate Services staff find an alternate location for the Fire hall, which must be relocated from 3965 Keele Street before construction on the Finch West Station can begin.

The search criteria for the replacement property included: a 1.0 to 1.5 acre property to house a 13,000 square foot building and allow for drive through capacity for the fire trucks; 20 parking spaces within one kilometre of the existing station; and access to the property preferably on an arterial road (collectively referred to as the “Fire Services Criteria”). No suitable properties were identified in the area based on the Fire Services Criteria. An attempt was made to adjust the search criteria to reflect a 0.6 acre to 1 acre property, however, Fire Services deemed the amended criteria to be inadequate.

York University owns a parcel of vacant land, located south of Murray Ross Parkway and east of Keele Street which does meet the Fire Services Criteria, and is both vacant and undeveloped. Negotiations to acquire the Property have ensued, and as a result, York University has submitted an Offer to Sell substantially on the terms set out in Appendix “A” and Attachment 1 – Confidential Information to this report. This transaction is to be considered as separate from any other transaction that may be negotiated with respect to the building of a subway station at York University. Staff consider the terms of the Offer to Sell to be fair and reasonable and, therefore, recommend the approval of this transaction.

## CONTACT

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## SIGNATURE

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Bruce Bowes, P. Eng.  
Chief Corporate Officer

## ATTACHMENTS

1. Appendix “A” - Terms and Conditions of Proposed Purchase
2. Confidential Attachment 1
3. Site Map