



STAFF REPORT ACTION REQUIRED

Real Estate Acquisitions – TTC Dufferin Station Modernization Project

Date:	December 16, 2009
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	18 - Davenport
Reference Number:	P:\2010\Internal Services\F&re\Gm10002F&re - (AFS – 11068)

SUMMARY

This report seeks authority to acquire the listed property interests required to accommodate a change to the designs of the Dufferin Station Modernization Project (the “Project”) and to initiate expropriation proceedings, as they become necessary.

The required property includes amendments to property boundaries previously approved by Council as identified in Appendix “A”.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize the Director of Real Estate to negotiate to acquire the property requirements listed in Appendix A, which are revised property requirements for certain of the properties previously approved by Council at its meeting held on August 5 and 6, 2009, as required to accommodate a change to the designs of the Dufferin Station Modernization Project and to initiate expropriation proceedings, where necessary; and
2. City Council authorize the Director of Real Estate to serve and publish Notices of Application for Approval to Expropriate the required property interests identified in Appendix A, to forward any requests for hearing that are received to the Chief Inquiry Officer, to attend the hearings in order to present the City’s position, and to report the Chief Inquiry Officer’s recommendations back to City Council for its consideration.

Financial Impact

Funding is available in the 2010-2019 Approved Capital Budget and Plan in projects CTT010, CTT024 and CTT028.

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 held on August 5 and 6, 2009 adopted Notice of Motion MM38.15 to acquire and initiate expropriation proceedings in parallel, where necessary, for the Project.

<http://www.toronto.ca/legdocs/mmis/2009/mm/bgrd/backgroundfile-22635.pdf>

COMMENTS

The Dovercourt Baptist Church Foundation is the City of Toronto's ground lease tenant at 1140 Bloor Street West. In August 2009, Council adopted a Notice of Motion to acquire portions of two privately owned properties and a portion of the ground lease, either temporarily or permanently, in order to proceed with the construction of the necessary components in the Dufferin Station Modernization Project. Since that time, more detailed design work has been undertaken, resulting in the development of more accurate information, and therefore, the requirement to amend the previously approved property boundaries.

CONTACT

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SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix "A" –Amendments to Property Requirements
Site Map
Draft Reference Plans – pages 1 to 5

APPENDIX A

TABLE OF AMENDMENTS TO PROPERTY REQUIREMENTS

PROPERTY ADDRESS	LEGAL DESCRIPTION	PROPERTY REQUIREMENTS P – Permanent T – Temporary Approved by City Council on August 5 and 6, 2009	AMENDMENTS TO THE PROPERTY REQUIREMENTS P – Permanent T – Temporary
WARD 39 – Scarborough-Agincourt			
1. 1140 Bloor Street West	Part of Leasehold interest (the indenture dated June 19, 1973, as amended on the April 5, 1995 between the Municipality of Metropolitan Toronto and the Dovercourt Baptist Church) in Parts 1-7 Plan CAR 013-CAR-14 On the PIN 21310-0328 (LT) being Lots 1 to 6, inclusive, Block B, on Plan 622 North West Annex as owned by the City	P – 1,150 m ² (12,378.5 ft ²) T – 1,555 m ² (16,737.9 ft ²) Permanent transit station facilities above and below grade and temporary construction access	P – 727.0 m ² (7,825.4 ft ²) T – 467.0 m ² (5,026.7 ft ²) Above and below grade permanent transit station facilities and temporary construction access
2. 7 Russet Avenue	Part of PIN 21310-0326 (LT) being Lot 7, Block B, on Plan 622 North West Annex	P – 44 m ² (473.6 ft ²) T – 132 m ² (1,420.8 ft ²) Permanent subsurface transit station facilities and temporary construction access	P – 35.0 m ² (376.7 ft ²) T – 98.0 m ² (1,054.9 ft ²) Above and below grade permanent transit station facilities and temporary construction access
3. 1030 Dufferin Street	Part of PIN 21310-0329 (LT) being Lots 39 to 44, inclusive, Block B, on Plan 622 North West Annex and part of Lot 38, Block B, on Plan 622 North West Annex	P – 115 m ² (1,237.8 ft ²) T – 115 m ² (1,237.8 ft ²) Permanent subsurface transit station facilities and temporary construction access	P – 99.4 m ² (1,069.9 ft ²) T – 27.0 m ² (290.6 ft ²) Above and below grade permanent subsurface transit station facilities and temporary construction access