



STAFF REPORT ACTION REQUIRED

Real Estate Acquisition – Toronto-York Spadina Subway Extension Project (South of Steeles)

Date:	February 24, 2010
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	Ward 8 – York West
Reference Number:	P:\2010\Internal Services\Re\Gm10013re - (AFS # - 11566)

SUMMARY

The City of Toronto is responsible for undertaking property acquisition for its geographical portion of the Toronto-York Spadina Subway Extension Project (the “Project”). As a result of ongoing design work, TTC have identified a further property requirement for the Project. This report seeks authority to acquire a property interest required from 1270 Finch Avenue West, and to initiate expropriation proceedings if necessary.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize the Director of Real Estate to negotiate to acquire the identified property interest from 1270 Finch Avenue West for the purpose of widening Tangiers Road where it intersects with Finch Avenue West, in connection with the construction of a portion of the Toronto-York Spadina Subway Extension, and to initiate expropriation proceedings, if necessary.
2. City Council authorize the Director of Real Estate to serve and publish Notices of Application for Approval to Expropriate the identified property interest from 1270 Finch Avenue West, to forward any requests for hearing that are received to the Chief Inquiry Officer, to attend the hearing 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

Total estimated property acquisition costs for the Project were estimated preliminarily at \$125 million (in as spent dollars), with 59.96% of the cost, attributable to the City and the remainder to York Region.

All Project initiatives are included in the Council Approved 2010 Capital Budget and 2011-2019 Capital Plan for the Spadina Subway Extension.

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, 27, 2006, City Council adopted recommendations of Policy and Finance Committee Report No 7, Clause 35, pertaining to the capital cost allocation of the Project between the City and the Regional Municipality of York (“York Region”). This report indicated that total Project property acquisition costs were estimated at \$100 million. It can be accessed at:

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

Subsequently, at its meeting of June 23, 24, 2008, Council adopted the recommendations of Report EX21.8 :

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

In adopting this report, Council authorized execution of contribution agreements with the Federal Government and York Region.

ISSUE BACKGROUND

The \$2.6 billion Project involves an 8.6 km, 6 station, extension of the TTC Spadina Subway system from the existing Downsview station to the Vaughan Corporate Centre at Highway 7 in York Region. Each municipality will be responsible for acquiring properties within its own geographical boundaries, and for resolving all related claims for compensation.

The City portion of the Project is 6.2 km in length, and includes four stations: Sheppard West; Finch West; York University; and Steeles West (this station crosses the municipal boundary). As the design progresses, TTC identifies its property requirements to the City for acquisition either by negotiation or expropriation to ensure City ownership in sufficient time for the commencement of construction.

TTC has identified that a portion of the property at 1270 Finch Avenue West identified on Appendix A will be required to widen Tangiers Road at its intersection with Finch Avenue West to accommodate truck turning movements.

COMMENTS

This report seeks authority to acquire the identified property interest from 1270 Finch Avenue West and to initiate expropriation proceedings if necessary. It is always preferred that the acquisition of property can be reached by mutual agreement. However, in order to protect construction schedules, authority to initiate expropriation proceedings for the necessary property requirement is being sought in the event that initial negotiations are not successful.

CONTACT

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SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix A – Property Requirements Table
Appendix B – Property Acquisition Plan for 1270 Finch Avenue West
Appendix C – Location Map