



STAFF REPORT ACTION REQUIRED

Real Estate Acquisitions – Toronto-York Spadina Subway Extension Project (South of Steeles): Finch West Subway Station Properties.

Date:	July 27, 2010
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	Ward 8 – York West
Reference Number:	P:\2010\Internal Services\Re\Gm10055re - (AFS # - 12369)

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 has identified further property requirements for the Project. This report seeks authority to acquire parts of 1 Four Winds Drive and 3940 Keele Street, in addition to previously approved requirements at these properties, and to initiate expropriation proceedings if necessary.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize the Director of Real Estate Services to negotiate to acquire parts of the properties municipally known as 1 Four Winds Drive and 3940 Keele Street, as set out in Appendix "A", 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 Services to serve and publish Notices of Application for Approval to Expropriate parts of 1 Four Winds Drive and 3940 Keele Street, 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 property acquisition costs for the Project were estimated preliminarily at \$125 million (in as spent dollars). Funding for property acquisition is shared by the Move Ontario Trust (includes \$870 million set aside for the purposes of Project funding), and by the City and the Regional Municipality of York. Of the municipal portion of Project funding, 59.96% is attributable to the City and the remainder to York Region. Funding is available in the Council Approved 2010 Capital Budget and 2011-2019 Capital Plan within the Toronto-York Spadina Subway Extension Capital Project.

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

DECISION HISTORY

On January 27 and 28, 2009, City Council adopted Item GM20.4, thereby authorizing the Director of Real Estate Services to negotiate to acquire and initiate expropriation proceedings, if necessary, with respect to property requirements at thirty-two properties for the purposes identified in that report, including the construction of new subway stations, subway tunnels and ancillary structures. The report can be found at:

<http://www.toronto.ca/legdocs/mmis/2009/cc/decisions/2009-01-27-cc30-dd.pdf>

On November 30, December 1, 2, 4 and 7, 2009, City Council adopted Item GM26.31 thereby authorizing the Director of Real Estate to commence negotiations to acquire the identified property requirements from six property owners, including the initiation of expropriation proceedings where necessary, for the purposes identified in that report, in connection with the construction of a portion of the Project within the geographical boundaries of Toronto. The report can be found at:

<http://www.toronto.ca/legdocs/mmis/2009/cc/decisions/2009-01-27-cc30-dd.pdf>

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.

COMMENTS

In January 2009 and subsequently at its meeting of November 30, December 1, 2, 4 and 7, 2009, based on preliminary design work, City Council authority was given to acquire fee simple and temporary easement interests in parts of the properties at 1 Four Winds Drive and 3940 Keele Street. Purposes of the acquisitions include; the construction of a vent shaft, firefighters' access shafts, necessary detours for roads and traffic diversions, and other elements of the new Finch West Station.

Due to subsequent design modifications, TTC has identified a different location on the 1 Four Winds drive property for the proposed vent shaft and firefighters access hatch. It has also identified an additional permanent requirement for widening necessitated by utility relocation along Keele Street at the property at 3940 Keele Street. As such, TTC has determined that the parts of the properties at 1 Four Winds Drive and 3940 Keele Street described in Appendix "A" are required.

CONTACT

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SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix A – Property Requirements Table

Appendix B – Location Map

Appendix C – Property Acquisition Plan for 1 Four Winds Drive and 3940 Keele Street