

Real Estate Acquisitions – Agincourt GO Grade Separation Project

Date:	October 26, 2011
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	Ward 41 – Scarborough-Rouge River
Reference Number:	P:\2011\Internal Services\Re\Gm11035re (AFS#14777)

SUMMARY

The City has expropriated a number of permanent and temporary interests in privately owned properties between West Highland Creek and Midland Avenue to facilitate construction of a grade separation along Sheppard Avenue East at the Agincourt GO Station. Based on the current construction schedule for the project, access to several properties for the construction of road improvements will be required for up to one additional year. Therefore, this report seeks authority to initiate expropriation proceedings to acquire the necessary temporary easements.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council grant authority to negotiate to acquire and to initiate expropriation proceedings, if necessary, for the property requirements set out in the attached Appendix "A" (the "Required Property") for the purpose of constructing a grade separation along Sheppard Avenue East at the Agincourt GO Station (the "Project").

2. City Council grant authority to the Director of Real Estate Services to serve and publish Notices of Application for Approval to Expropriate the Required Property, to forward to the Chief Inquiry Officer any requests for hearing that are received, to attend the hearings to present the City's position and to report the Inquiry Officer's recommendations to City Council for its consideration.

Financial Impact

Funding for the Required Property identified in Appendix "A" is available in City of Toronto Account Internal Order No. 99000055 for Metrolinx funded initiatives which are managed by TTC's Transit Department and which costs are recoverable from Metrolinx's paid advances held in City reserves.

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

DECISION HISTORY

On July 15, 16 and 17, 2008, City Council adopted the recommendations of Report PG17.8, approving the recommendations of a class environmental assessment study which included the construction of a grade separation at Agincourt GO Station.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.PG17.8>

On January 26 and 27, 2010, City Council adopted the recommendations of Report GM27.4, authorizing the expropriation of permanent and temporary interests in eleven properties for the Project, including the properties which are the subject of this report. The report authorized the expropriation of temporary easements for a period of two years over these properties.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.GM27.4>

COMMENTS

Construction is currently underway on the grade separation at the Agincourt GO station, which is located mid-way between West Highland Creek and Midland Avenue. Temporary easements over part of the properties set out in the attached Appendix "A" have been expropriated by the City, as shown on Expropriation Plans AT2350016 and AT2350083, attached as Appendices "C" and "D", and will expire in April 2012. Based on the current construction schedule for the Project, access to these properties will be required for an additional period of up to one year.

City staff are attempting to negotiate the acquisition of the required temporary easements with the relevant property owners. City Council authority is being sought to initiate expropriation proceedings concurrently in order to protect the Project's construction schedule.

CONTACT:

Joe Casali, Director of Real Estate Services; Tel: (416) 392-7202; Fax: (416) 392-1880; E-Mail: jcasali@toronto.ca

SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS:

Appendix "A" – Table of Private Property Requirements
Appendix "B" – Site Map
Appendix "C" – Expropriation Plans AT2350083
Appendix "D" – Expropriation Plans AT2350016