



**STAFF REPORT  
ACTION REQUIRED  
with Confidential Attachment**

**Real Estate Acquisitions – TTC Woodbine Station –  
Easier Access and Second Exit Program**

<b>Date:</b>	June 13,2012
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	Ward No. 31 – Beaches –East York
<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 and deals with litigation or potential litigation that affects the City or one of its agencies, boards, and commissions.
<b>Reference Number:</b>	P:\2012\Internal Services\RE\Gm12026re – (AFS #15300)

**SUMMARY**

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At its meeting held on August 25, 26 and 27, 2010, City Council authorized the initiation of expropriation proceedings for various properties. Those currently required, are set out in Appendix "A" of this report (the "Properties") and are required to accommodate the design of the Woodbine Station Easier Access and Second Exit Program (the "Project").

This report seeks approval to expropriate the Properties for the Project.

**RECOMMENDATIONS**

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The Chief Corporate Officer recommends that:

1. City Council, as approving authority under the *Expropriations Act*, approve the expropriation of the Properties set out in Appendix "A", required for the purpose of upgrading the Woodbine Station facility in accordance with the Project.
2. City Council, as expropriating authority under the *Expropriations Act*, authorize all necessary steps to be taken to comply with the *Expropriations Act*, including but not limited to the preparation and registration of an Expropriation Plan and the service of Notices of Expropriation, Notices of Election as to a Date for Compensation and Notices of Possession.

3. City Council grant leave to introduce the necessary Bill in Council to give effect thereto.
4. City Council authorize the public release of the confidential information contained in Attachment 1 once there has been a final determination of the compensation payable for the Properties by arbitration, appeal or settlement, to the satisfaction of the City Solicitor.
5. Should there be a request by any affected owner for a Hearing of Necessity under the Expropriations Act after the submission of this report, authority be granted to remove that property from the Appendix "A" list and to bring forward a further report considering that property at a later date.

### **Financial Impact**

Funding for the expected costs associated with the Properties identified in Appendix "A" is available in the 2012 Approved Capital Budget and 2013-2021 Approved Capital Plan for TTC, in project CTT024-1.

Confidential Attachment 1 to this report provides the appraised values for the Properties.

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

### **DECISION HISTORY**

The Toronto Transit Commission (the "TTC") completed a Fire and Life Safety Assessment Study and a Station Accessibility Study on the Bloor-Danforth subway system. The studies identified a number of subway stations that require elevators to make them accessible to TTC patrons with mobility challenges and additional exits from the station subway platforms to street level. Woodbine Subway Station is one of the stations that requires these renovations. Woodbine Station is located at the south-east corner of Woodbine Avenue and Strathmore Boulevard and was built in 1966. Details of the improvements are outlined in the above-referenced Commission Report.

At its meeting held on August 25, 26 and 27, 2010, City Council authorized the initiation of expropriation proceedings of the Properties as set out in Appendix "A" of the Report for the Project.

### **ISSUE BACKGROUND**

The Properties are located within Ward 31 Beaches-East York and are shown in Appendix "C1" and "C2" to this report. The general location of the Properties is shown in Appendix "B".

Real Estate Services staff have been in discussions with the owners of the Properties concerning the acquisition of the Properties and have met and corresponded with the owners on numerous occasions in an attempt to reach mutually acceptable terms.

In order to protect the Project's construction timelines and to keep the timing of property acquisitions together for the construction start, Real Estate Services has to pursue expropriation for some properties in the Project area. Notwithstanding the inclusion of Properties on the expropriation list, it is staff's intention to achieve a negotiated Offer to Sell or Temporary Easement Agreement with the affected owners.

## **COMMENTS**

Pursuant to Council's authority and in accordance with the *Expropriations Act*, Notices of Application for Approval to Expropriate the Properties were served on the registered owners and tenants, where applicable, of the Properties and published in the newspaper. The property owners have a right under the Expropriations Act within the thirty day period following the service and publication of said Notices, to request a Hearing of Necessity. While the thirty day period will not expire until June 22, 2012, no request for a Hearing of Necessity had been received from any owner as of the date of the writing of this report.

In order to secure the Properties in a timely manner and thus avoid costly delays in the construction schedule, this report recommends that Council approve the expropriation of the Properties and authorize all steps necessary to be taken to proceed with the expropriation in compliance with the *Expropriations Act*. Details of the Properties are set out in Appendix "A".

## **CONTACT**

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## **SIGNATURE**

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Bruce Bowes, P.Eng.,  
Chief Corporate Officer

## **ATTACHMENTS**

Attachment 1 – Confidential Attachment  
Appendix "A" – Private Property Requirements  
Appendix "B" – Site Map  
Appendix "C-1", "C-2" – Draft Plans of Survey