

**Real Estate Acquisitions - Toronto-York Spadina  
Subway Extension Project (South of Steeles)**

<b>Date:</b>	May 29, 2014
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	Ward 8 – York West
<b>Reference Number:</b>	P\2014\Internal Services\RE\Gm14014re – (AFS #19745)

**SUMMARY**

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On February 7 and 8, 2011, by its adoption of Item CC3.4, City Council authorized the expropriation of portions of 3926-3932 Keele Street and 44-46 Romfield Drive as identified in Appendix "A" (the "Property") for the purposes of four year temporary construction easements to facilitate the Toronto-York Spadina Subway Extension (the "Project").

The TTC has now identified the need to extend the easements for up to an addition two year term. To ensure construction scheduling and timelines for completion of the Project, this report seeks authority to negotiate to acquire temporary easements over the Property for up to an additional two year period and to initiate expropriation proceedings where necessary.

**RECOMMENDATIONS**

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**The Chief Corporate Officer recommends that:**

1. City Council authorize the Director of Real Estate Services to negotiate to acquire and, if necessary, to initiate expropriation proceedings for temporary easements of up to two years over the Property detailed in Appendix "A" for the construction of the Project.

2. City Council authorize the Director of Real Estate Services to serve and publish Notices of Application for Approval to Expropriate the temporary easements, to forward to the Chief Inquiry Officer any requests for hearing that are received, to attend the hearing to present the City's position, to report the Inquiry Officer's recommendations to City Council for its consideration and to secure such court order(s) or take such other action as may be required to amend any procedural time lines where permitted pursuant to the applicable legislation.

### **Financial Impact**

Total property acquisition costs for the Project were estimated preliminarily at \$125 million. Funding for property acquisition is shared by the Move Ontario Trust, the City and the Regional Municipality of York.

Funding for the easement identified in Appendix A is available in Council Approved TTC 2014 Capital Budget and TTC 2015-2023 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 February 7 and 8, 2011, City Council adopted Item CC3.4, authorizing the expropriation of interests in the properties known municipally as 3926-3932 Keele Street and 44-46 Romfield Drive for the purposes of four year temporary construction easements in connection with the construction of a portion of the Toronto-York Spadina Subway Extension.

### **COMMENTS**

The Plans of Expropriation for the initial temporary easements were registered on February 28, 2011. Pursuant to the Notices of Possession served on the owners of 44-46 Romfield Drive, the City took possession of the easement lands on June 13, 2011. The owners of 3926-3932 Keele Street entered into a four year easement agreement granting the TTC possession of the lands for construction on March 14, 2011. Accordingly, in February and March of 2015 the existing temporary easements will lapse.

Construction on the Project is on-going. TTC has advised that temporary easements at these two locations are required for up to an additional two years. This report seeks approval from City Council to negotiate to acquire additional temporary easements in relation to the Property identified in Appendix A and shown on Appendices B1 and B2 and if necessary, to initiate expropriation proceedings, to ensure that access is secured to meet construction time lines.

## **CONTACT**

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## **SIGNATURE**

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Josie Scioli  
Chief Corporate Officer

## **ATTACHMENTS**

Appendix A – Property Requirements table and Site Map  
Appendix B1 – Expropriation Plan - 3926-3932 Keele Street  
Appendix B2 – Expropriation Plan - 44-46 Romfield Drive