



**STAFF REPORT  
ACTION REQUIRED**

**Real Estate Acquisitions  
TTC Runnymede Subway Station Easier Access &  
Masonry Repair Projects**

<b>Date:</b>	July 24, 2014
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	13 – Parkdale-High Park
<b>Reference Number:</b>	P:\2014\Internal Services\Re\Gm14020re (AFS# 19843)

**SUMMARY**

---

Runnymede Subway Station will be undergoing upgrades that will include installation of new elevators to provide passenger accessibility from street level to the below grade subway platforms ("Easier Access Phase III Project") and repairs to the masonry wall along the south side of the station building ("Masonry Repair Project") (collectively the "Projects"). In order to facilitate these projects, various property interests at the rear of premises nos. 2194 to 2218 Bloor Street West (the "Property"), as set out in Appendix "A" and illustrated in Appendix "B", are required. This report seeks authority to acquire the Property and, if necessary, initiate expropriation proceedings .

**RECOMMENDATIONS**

---

The Chief Corporate Officer recommends that:

1. Subject to the Toronto Transit Commission ("TTC") obtaining authority with regards to the acquisition of the Property for the purposes of the Projects, City Council authorize the Director of Real Estate Services to negotiate to acquire the Property set out in Appendix "A" and to initiate expropriation proceedings, where necessary.

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

## **Financial Impact**

Funding for the Property identified in Appendix "A" is available in the Council Approved TTC 2014 Capital Budget and TTC 2015-2023 Capital Plan within the Easier Access Phase II & III Project and the Finishes Project.

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

## **COMMENTS**

### **Easier Access Phase III Project**

As part of the Easier Access Phase III Project ("EAP"), the TTC is proposing the installation of three elevators providing access between street and subway platform levels. One of the three elevators ("E3") is to be located partially within the Runnymede Station lands and partially beneath a private lane adjoining the south side of the Runnymede Station building. As part of the EAP, in order to accommodate the location of elevator E3, an existing sewer has to be relocated from the station to the private lane around the elevator structure. To accommodate the installation of elevator E3 and relocation of sewer, it is necessary to acquire permanent and temporary property interests in a portion of the private lane at the rear of 2208 to 2218 Bloor Street West.

The property requirements for the Easier Access Phase III Project are as follows:

- Below grade fee simple interests for elevator structure and sewer;
- Permanent easements above the fee simple interests for access for maintenance/repair purposes, and support and safety of the elevator components and sewer below;
- Permanent easement for access for maintenance/repair purposes to the above-noted fee simple interest and permanent easement;
- Temporary construction easements; and
- It may be necessary to suspend certain rights of way existing on the City-owned Strip (as defined below)

Construction for the installation of the elevators and relocation of sewer is proposed to commence in 2015. The duration of the construction is expected to last up to two years.

### **Masonry Repair Project**

As part of the upgrade to the Runnymede Station, proposed maintenance and repair work to sections of the masonry wall along the south side of the station building is required. To accommodate this work, a temporary construction easement over portion of the adjoining privately-owned lane running east-west between Runnymede Road and

Kennedy Avenue is required for access and to set up scaffolding and lay down area for equipment and materials.

Included in the work area for the masonry repair is City-owned strip of land (the "Strip") abutting the south side of Runnymede Station building situated immediately south of the existing bumper fence between Runnymede Road and Kennedy Avenue. The Strip is subject to right-of-way in common in favour of owners of properties on that block fronting on Bloor Street West (the "Adjoining Owners"). Notwithstanding the use of the Strip as a common right-of-way, the City and/or the TTC have access through the Strip at all times for repair and maintenance of the subway station wall upon giving notice to the impacted owners. In addition, the City and the Adjoining Owners have common rights-of-way over portion of the private-lane abutting the Strip.

The duration of the masonry repair is expected to last up to a maximum of three months. However, because of the number of impacted property owners, the term of the temporary easement may have to be extended up to a year.

TTC staff have been consulting with the impacted property owners regarding the upcoming Projects and have requested that City staff, subject to TTC and Council approval, initiate expropriation proceedings in parallel with negotiations to protect both of the Projects construction schedule.

## **CONTACT**

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

John P. Kelly, P. Eng., Acting Head of Property, Planning & Development Department, TTC; Tel: (416) 397-8708; Fax: (416) 338-0211; E-Mail: [john.kelly@ttc.ca](mailto:john.kelly@ttc.ca)

## **SIGNATURE**

---

Josie Scioli  
Chief Corporate Officer

## **ATTACHMENTS**

Appendix "A" – Table of Private Property Requirements

Appendix "B" – Property Sketches

Appendix "C" – Site Map

## Appendix "A"

### Table of Private Property Requirements

PROPERTY ADDRESS	LEGAL DESCRIPTION	PROPERTY REQUIREMENTS (Areas are approximate. Final requirements will be confirmed by survey)	PURPOSE
1. 2218 Bloor St W	Part of PIN 21370-0468 (LT)	*FS – 18.65 m <sup>2</sup>  *PE – 18.65 m <sup>2</sup>  PE – 34.8 m <sup>2</sup>  TE – 53.4 m <sup>2</sup>  TE – 15.5 m <sup>2</sup>	*For the installation, construction and operation of an elevator below grade and sewer (relocation)  *For access, maintenance and repair, support and safety of infrastructures below grade  For access for maintenance and repair to the adjoining below grade elevator  Temporary construction area (EAP)  Temporary construction area (MRP)  *parcel of land located at the rear of 2216 Bloor St W
2. 2216 Bloor St W	PIN 21370-0052 (LT)	FS - 15 m <sup>2</sup>  PE - 15 m <sup>2</sup>  TE – 15 m <sup>2</sup>  TE – 15 m <sup>2</sup>	For the installation, construction and operation of an elevator below grade and sewer (relocation)  For access, maintenance and repair, support and safety of infrastructures below grade  Temporary construction area (EAP)  Temporary construction area (MRP)
3. 2214 Bloor St W	Part of PIN 21370-0040 (LT) & PIN 21370-0053 (LT)	FS - 29.6 m <sup>2</sup>  PE - 29.6 m <sup>2</sup>  TE – 29.6 m <sup>2</sup>  TE – 13.1 m <sup>2</sup>	For the installation, construction and operation of an elevator below grade and sewer (relocation)  For access, maintenance and repair, support and safety of infrastructures below grade  Temporary construction area (EAP)  Temporary construction area (MRP)

PROPERTY ADDRESS		LEGAL DESCRIPTION	PROPERTY REQUIREMENTS (Areas are approximate. Final requirements will be confirmed by survey)	PURPOSE
4.	2212 Bloor St W	Part of PIN 21370-0041 (LT) & PIN 21370-0054 (LT)	FS - 28.8 m <sup>2</sup> PE - 28.8 m <sup>2</sup> TE – 28.8 m <sup>2</sup> TE – 12.4 m <sup>2</sup>	For the installation, construction and operation of an elevator below grade and sewer (relocation) For access, maintenance and repair, support and safety of infrastructures below grade Temporary construction area (EAP) Temporary construction area (MRP)
5.	2210 Bloor St W	Part of PIN 21370-0042 (LT) & PIN 21370-0055 (LT)	FS - 28.8 m <sup>2</sup> PE - 28.8 m <sup>2</sup> TE – 28.8 m <sup>2</sup> TE – 12.0 m <sup>2</sup>	For the installation, construction and operation of an elevator below grade and sewer (relocation) For access, maintenance and repair, support and safety of infrastructures below grade Temporary construction area (EAP) Temporary construction area (MRP)
6.	2208 Bloor St W	PIN 21370-0043 (LT) & PIN 21370-0056 (LT)	PE – 32 m <sup>2</sup> TE – 32 m <sup>2</sup> TE – 12.7 m <sup>2</sup>	For access, maintenance and repair of sewer (relocation) Temporary construction area (EAP) Temporary construction area (MRP)
7.	2206 Bloor St W	PIN 21370-0057 (LT)	TE – 9.2 m <sup>2</sup>	Temporary construction area (MRP)
8.	2204 Bloor St W	PIN 21370-0058 (LT)	TE – 8.7 m <sup>2</sup>	Temporary construction area (MRP)
9.	2202 Bloor St W	PIN 21370-0059 (LT)	TE – 8.0 m <sup>2</sup>	Temporary construction area (MRP)
10.	2200 Bloor St W	PIN 21370-0060 (LT)	TE – 7.0 m <sup>2</sup>	Temporary construction area (MRP)
11.	2198 Bloor St W	PIN 21370-0061 (LT)	TE – 6.7 m <sup>2</sup>	Temporary construction area (MRP)
12.	2196 Bloor St W	PIN 21370-0062 (LT)	TE – 6.0 m <sup>2</sup>	Temporary construction area (MRP)
13.	2194 Bloor St W	PIN 21370-0063 (LT)	TE – 6.1 m <sup>2</sup>	Temporary construction area (MRP)

PROPERTY ADDRESS		LEGAL DESCRIPTION	PROPERTY REQUIREMENTS (Areas are approximate. Final requirements will be confirmed by survey)	PURPOSE
14.	Strip of land at the rear of 2194 – portion of 2206 Bloor St W	PIN 21370-0064 (LT)	TE – 10 m <sup>2</sup>	Temporary construction area (MRP)
15.	Strip of land abutting the south side of the subway station at 265 Runnymede Avenue	Part of Lot 9 on Registered Plan M-1053 and designated as Parts 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27 and 29 on 66R-13102	Suspend certain rights of way = 41.8 m <sup>2</sup>	Temporary construction area (MRP)

Property Requirements Legend:

FS – Fee Simple (below grade) (together with all rights, title and interest)

PE – Permanent Easement

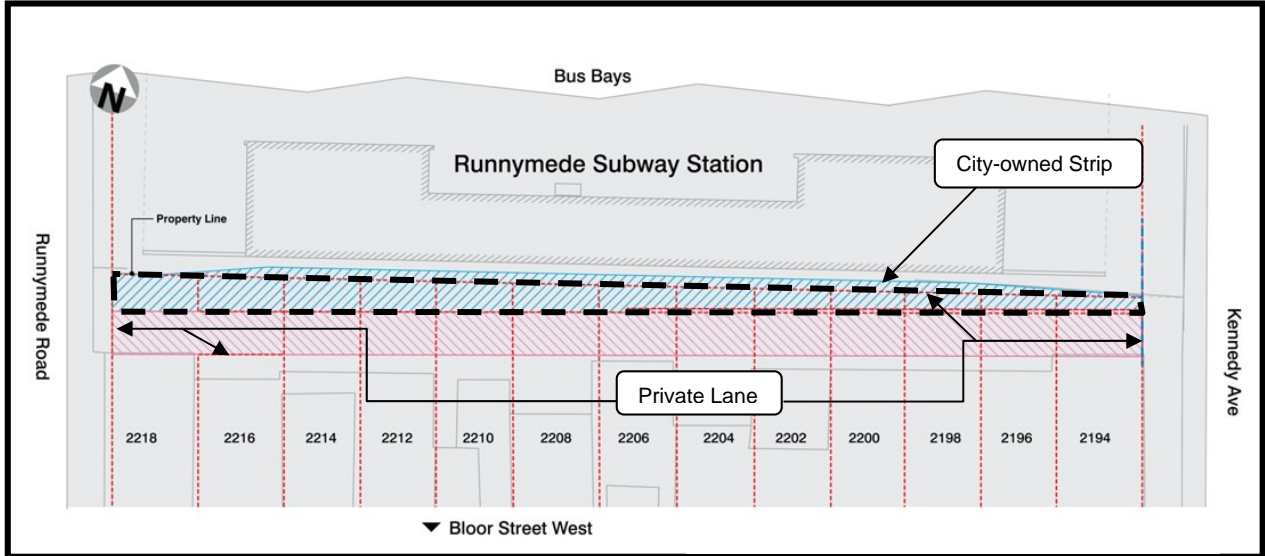
TE – Temporary Easement

EAP - Easier Access Project

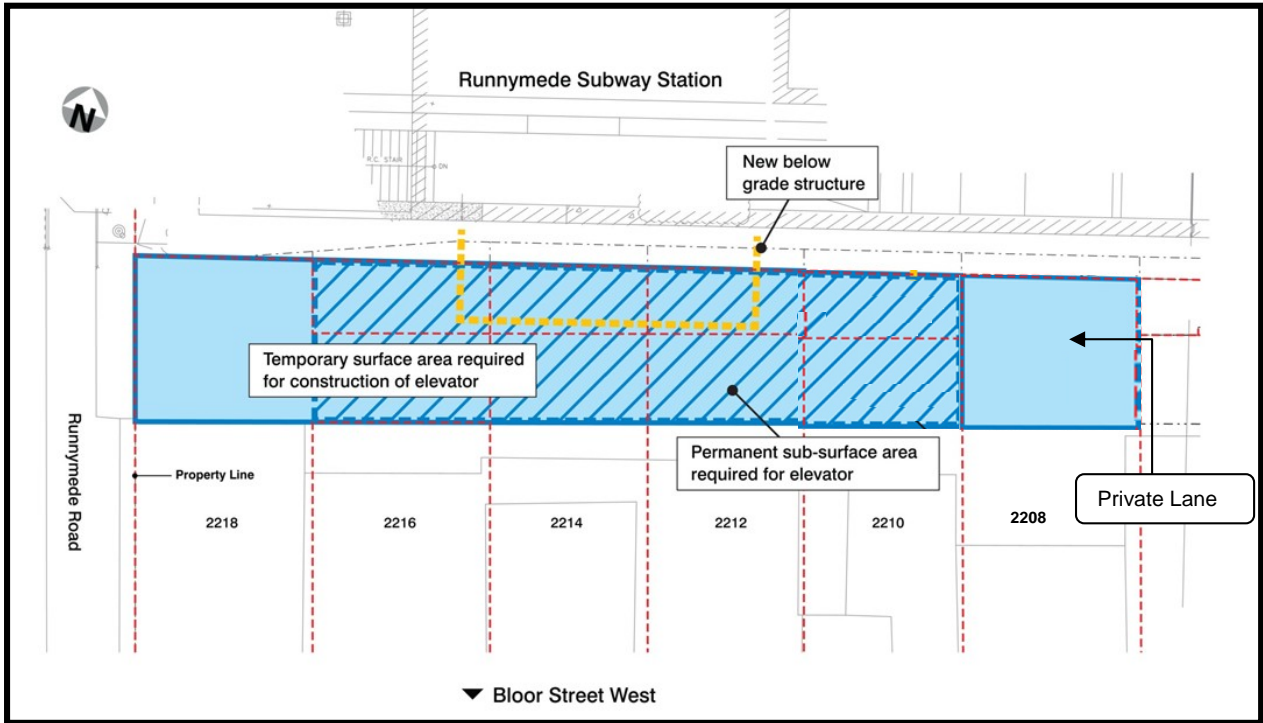
MRP – Masonry Repair Project

Construction is for the construction, and installation of the elevator, including the relocation of a sewer (EAP) and the construction, maintenance and repair of the Subway Station (MRP)

## Appendix "B" Property Sketches



Temporary area required for masonry repair



- Fee simple below grade and permanent easement above
- Permanent easement for access
- Temporary construction area

Appendix "C"  
Site Map

