



REPORT FOR ACTION

Real Estate Acquisitions and Expropriation of Property Interests near Christie Subway Station for the Easier Access Phase III Project

Date: June 3, 2019

To: General Government and Licensing Committee

From: Acting Director, Real Estate Services

Wards: Ward 11 - University-Rosedale

SUMMARY

As part of the Easier Access Phase III Project (the "Project"), the Toronto Transit Commission (TTC) is proposing to construct two (2) elevators at Christie Subway Station providing accessibility to and from each of the eastbound and westbound platforms and street level.

This report seeks authority to acquire various property interests in the existing entrance connection to Christie Station located at 5 Christie Street, as identified in Appendix A and shown approximately in Appendix B (known as the "Property Interests") for the purposes of the Project.

Negotiations for the acquisition of the Property Interests have been ongoing with various owners, however, in order to protect the Project timeline, this report seeks authority to acquire the Property Interests and if necessary initiate expropriation proceedings.

RECOMMENDATIONS

The Acting Director of Real Estate Services recommends that:

1. City Council authorize the Director, Real Estate Services, to negotiate and, if unsuccessful, to initiate expropriation proceedings for the Property Interests.
2. City Council authorize the Director, Real Estate Services, to serve and publish Notices of Application for Approval to Expropriate Land for the Property Interests, to forward any requests for hearings to the Chief Inquiry Officer, to attend any hearings in

order to present the City's position and to report the Chief Inquiry Officer's recommendations to City Council for consideration.

FINANCIAL IMPACT

The costs to serve and publish the required Notices of Application for Approval to Expropriate Land, together with any costs related to attendance at the Hearing of Necessity, if any, will be funded from the 2019-2028 Council Approved Capital Budget and Plan for the Toronto Transit Commission (TTC) under the 3.9 Buildings and Structures Easier Access Phase III Project.

Funding to acquire the Property Interests or to expropriate, if necessary, is included within the 2019-2028 Council Approved Capital Budget and Plan for the Toronto Transit Commission (TTC).

The detailed funding amounts will form part of a subsequent report to the Committee and Council to identify the financial implication to the City and confirm funding availability within the TTC's 2019-2028 Council Approved Capital Budget and Plan for the acquisition of the Property Interests, or for expropriation costs including the market value of the lands, as well as disturbance costs (if any), interest, land transfer tax costs, and all other associated costs stipulated under the Expropriations Act.

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

DECISION HISTORY

The Easier Access Phase III program is an important part of the 2014-2018 TTC Accessibility Plan in its objective to fulfill the provincially legislated requirements in the Accessibility for Ontarians with Disabilities Act, 2005 (AODA). As part of the Project, the TTC is proposing to construct two (2) elevators at the Christie Subway Station, providing access from street level to platform level.

COMMENTS

In order to construct and maintain the elevator structures, at this location, it is necessary to acquire the Property Interest. The proposed location of the easier access elevator has been identified as the most feasible option from an engineering and customer service perspective.

Negotiations with the owners to acquire the Property Interests have been on-going. In order to ensure delivery of the property requirements to meet the Project construction schedule, it is now appropriate to seek City Council authority to acquire the Property Interest and where appropriate and if necessary, initiate expropriation proceedings.

CONTACT

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SIGNATURE

Nick Simos
Acting Director, Real Estate Services

ATTACHMENTS

Appendix A - Property Requirements
Appendix B - Location Maps

Appendix A

Property Requirements

Municipal Address	Required Interest	Area (m2)
726 Bloor Street West	Permanent Easement	3 m2
716 Bloor Street West	Permanent Easement	30 m2
714 Bloor Street West	Permanent Easement	42 m2
712 Bloor Street West	Permanent Easement	43 m2
710 Bloor Street West	Permanent Easement	30 m2
5 Christie Street	Fee Simple, Permanent Easement & Temporary Easement	80 m2 - Fee Simple 202 m2 - Permanent Easement 143 m2 - Temporary Easement

Appendix B Location Maps



