

Authority: General Government Committee Item
GG21.16, as adopted by City of Toronto Council on
May 21 and 22, 2025
City Council voted in favour of this by-law on May 22,
2025
Written approval of this by-law was given by Mayoral
Decision 8-2025 dated May 22, 2025

CITY OF TORONTO

BY-LAW 474-2025

To expropriate lands at 320-326 Bloor Street West for municipal purposes, namely improvements to transportation systems for the Spadina Station Streetcar Platform Extension.

Whereas in accordance with the provisions of the Expropriations Act, an application was submitted to City Council as approving authority, for approval to expropriate the lands and interests in the lands hereinafter described; and

Whereas Notice of such application was published and served on the registered owners of the said lands; and

Whereas no request for a hearing regarding the proposed expropriation was received, and the deadline for such request has expired; and

Whereas the Council of the City of Toronto, as approving authority, at its meeting of May 21 and 22, 2025, approved the application and gave leave to introduce and enact this by-law.

The Council of the City of Toronto enacts:

1. The expropriation of the interests in land described in the attached Schedule A for municipal purposes, including for improvements to transportation systems for the Spadina Station Streetcar Platform Extension, is approved by the Council of the City of Toronto as approving authority, and authority is granted for the signing, sealing and registration of the Certificate of Approval.
2. The expropriation of the interests in land described in the attached Schedule A for municipal purposes, including for improvements to transportation systems for the Spadina Station Streetcar Platform Extension, is authorized by the Council of the City of Toronto as expropriating authority, pursuant to Sections 7, 8 and 9 of the City of Toronto Act, 2006, and authority is granted for the signing, sealing and registration of expropriation plans in the applicable land registry office, the service of Notices of Expropriation, Notices of Election and Notices of Possession, as contemplated by the Expropriations Act, and the payment of all incidental expenses.

3. The Deputy City Manager, Corporate Services; Executive Director, Corporate Services; Director, Transaction Services; and Manager, Transit & Infrastructure are hereby authorized to execute and effect service of the Notices of Expropriation, Notices of Election, and Notices of Possession, as contemplated by the Expropriations Act, and to do all things necessary to give effect to this by-law.

Enacted and passed on May 22, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Table of Private Property Requirements

| Municipal Address | Description of Land and Interest to be Expropriated |
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| 320-326 Bloor Street West, Toronto, Ontario | <ol style="list-style-type: none">1. A limited estate, right or interest, comprised of a permanent easement in, on, over and through the lands, legally described as Part of Lot 4, Plan M-2, City of Toronto; being part of PIN 21212-0014 (LT)) in the Land Registry Office of Toronto (No. 66) in Land Titles Division and labelled as Parts 3, 4 and 5 on the draft Plan for 320-326 Bloor Street West in Appendix B to Staff Report for Item GG21.16, dated May 7, 2025, for the purpose of constructing, excavating, installing, erecting, operating, using, maintaining, inspecting, altering, removing, replacing, repairing, enlarging, expanding, and reconstructing below grade subsurface transit and/or other municipal system(s) structures and facilities, including without limiting the generality of the foregoing, constructing and expanding underground platforms, which shall include all temporary utility relocation required to facilitate the works together with a right of ingress and egress with all such vehicles, materials, machinery, tools and equipment as may be reasonably necessary for such purposes and for all works or uses ancillary thereto (to expire after 999 years from the date of registration of the Expropriation Plan in the event that such perpetual duration is precluded by statutes or common law).2. A limited estate right or interest, comprised of an exclusive temporary easement, in, on, over and through the lands legally described as Part of Lot 4, Plan M-2, City of Toronto; being part of PIN 21212-0014 (LT)) in the Land Registry Office of Toronto (No. 66) in Land Titles Division and labelled as Parts 1 and 2 on the draft Plan for 320-326 Bloor Street West in Appendix B to Staff Report for Item GG21.16, dated May 7, 2025, for the purpose of all work ancillary and necessary to the constructing, excavating, installing, erecting, operating, using, maintaining, inspecting, altering, removing, replacing, repairing, enlarging, expanding and reconstructing of below grade subsurface transit and/or other municipal system(s) structures and facilities, including without limiting the generality of the foregoing, constructing and expanding underground platforms which |

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| | <p>shall include all temporary utility relocation required to facilitate the works, installation of construction hoarding and construction staging together with the right of ingress and egress with all such vehicles, materials, machinery, tools and equipment as may be reasonably necessary for such purposes and for all works or uses ancillary thereto or incidental to the exercise and enjoyment off the rights hereby granted for a period of three years to commence upon 90 days' written notice, but not to extend beyond December 31, 2029.</p> |
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