



STAFF REPORT ACTION REQUIRED

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

Date:	July 28, 2010
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	31 - Beaches-East York
Reference Number:	P:\2010\Internal Services\RE\Gm10061re - (AFS 12486)

SUMMARY

This report seeks authority to acquire certain property requirements (the “Properties”) as set out in Appendix “A” required to accommodate the designs of the Woodbine Station Easier Access and Second Exit Programs (the “Project”) and to initiate expropriation proceedings, if necessary.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize the Director of Real Estate to negotiate to acquire the Properties as set out in Appendix “A”, and if unsuccessful, to initiate expropriation proceedings, for the purpose of upgrading the Woodbine Station facility in accordance with the Project.
2. City Council grant authority to the Director of Real Estate to serve and publish Notices of Application for Approval to Expropriate the Properties interests identified in Appendix “A”, to forward any requests for hearing that are received to the Chief Inquiry Officer, to attend the hearings in order to present the City’s position, and to report the Inquiry Officer’s recommendations to City Council for its consideration.

Financial Impact

Funding is available in the Council Approved 2010 Budget and 2011-2019 Approved Capital Budget and Plan, in project CTT- 024. Details are outlined in the Toronto Commission report at: <http://www.ttc.ca/postings/gso-comrpt/ttcbody.htm>. The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

Since 1990, the Commission's goal has been to make all TTC services and facilities accessible. The Toronto Transit Commission has 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.

ISSUE BACKGROUND

At Woodbine Station, Easier Access (new elevators and barrier free access) and Second Exit (new exits from each subway platform directly to street) initiatives are being combined into one construction project to accommodate the necessary accessibility and second exit element within the existing station. The conceptual design was accepted, in principle, by the Toronto Transit Commission on June 2, 2010. This concept was presented at a public Open House on June 29, 2010, and a follow up report for authorization to start acquisition process was be considered on July 14, 2010 by the Toronto Transit Commission.

COMMENTS

To accommodate the requirements of the proposed Project, it will be necessary to acquire certain privately-owned property interests which are set out in Appendix "A" and illustrated in Appendix "C" and include:

- permanent acquisition of entire properties;
- permanent acquisition of below and/or above grade portions of properties; and
- temporary acquisition of portions of properties for construction purposes for a limited period of time.

City Council authority is being sought to negotiate to acquire the privately owned property requirements, and where appropriate and necessary, to initiate expropriation proceedings. The timely realization of these property requirements will ensure completion of construction in the third quarter of 2013.

CONTACT

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

Domenic Garisto, Manager, Property Development; TTC; Tel.: (416) 393-6536; Fax (416) 338-0211; E-Mail: Domenic.Garist@tt.ca)

SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix "A" – Table of Private Property Requirements

Appendix "B" – Site Map Property Sketches

Appendix "C" - Property Sketches