Real Estate Acquisition – Toronto-York Spadina Subway Extension Project (South of Steeles): 3875 Keele Street (additional subsurface requirement for EEB stairwell)

Date: March 9, 2011
To: Government Management Committee
From: Chief Corporate Officer
Wards: Ward 8 – York West
Reference Number: P:\2011\Internal Services\Re\Gm11008re (AFS #13303)

SUMMARY

The City of Toronto is responsible for undertaking property acquisition for its geographical portion of the Toronto-York Spadina Subway Extension Project (the “Project”). As a result of ongoing design work, TTC has identified further property requirements at 3875 Keele Street. This report seeks authority to acquire the new property requirements from 3875 Keele Street, further to previously acquired property at this location, and to initiate expropriation proceedings if necessary for the new property requirements.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize the Director of Real Estate to negotiate to acquire the identified property interests from 3875 Keele Street, for the purpose of a stairwell for an emergency exit building, in connection with the construction of a portion of the Toronto-York Spadina Subway Extension, and to initiate expropriation proceedings, if necessary.
2. City Council authorize the Director of Real Estate to serve and publish Notices of Application for Approval to Expropriate the identified property interest from 3875 Keele Street, to forward any requests for hearing that are received to the Chief Inquiry Officer, to attend the hearing in order to present the City’s position, and to report the Chief Inquiry Officer’s recommendations back to City Council for its consideration.

Financial Impact

Funding is available in the Council Approved 2011 Capital Budget and the 2012-2020 Capital Plan within the Toronto-York Subway Extension Capital Project.

DECISION HISTORY

By its adoption of Item GM 20.4 on November 30, December 1, 2, 4 and 7th, 2009, City Council authorized the Director of Real Estate to negotiate the acquisition of and, if necessary to commence the expropriation of, the identified property requirements from thirty-two property owners, including 3875 Keele Street, in connection with the construction of a portion of the Project within the geographical boundaries of Toronto. The report can be found at:


Subsequently, by its adoption of Item GM 32.11 on July 6, 7 and 8, 2010, City Council approved the expropriation of the identified property requirements including 3875 Keele Street. That report can be found at:


ISSUE BACKGROUND

The $2.6 billion Project involves an 8.6 km, 6 station, extension of the TTC Spadina Subway system from the existing Downsview station to the Vaughan Corporate Centre at Highway 7 in York Region. Each municipality will be responsible for acquiring properties within its own geographical boundaries, and for resolving all related claims for compensation.

The City portion of the Project is 6.2 km in length, and includes four stations: Sheppard West; Finch West; York University; and Steeles West (this station crosses the municipal boundary). As the design progresses, TTC identifies its property requirements to the City for acquisition either by negotiation or expropriation to ensure City ownership in sufficient time for the commencement of construction.
COMMENTS

This report seeks authority to acquire new property requirements from 3875 Keele Street and to initiate expropriation proceedings if necessary. The new property requirements are the result of further design work by TTC staff which will be required to house an underground emergency exit stairway and to acquire a permanent easement/ right of way for access from Toro Road for TTC maintenance vehicles to cross the parking lot at 3875 Keele Street in order to access dedicated TTC parking spots to be located beside the future emergency exit building.

It is always preferred that the acquisition of property be reached by mutual agreement. However, in order to protect construction schedules, authority to initiate expropriation proceedings for the necessary property requirement is being sought in the event that initial negotiations are not successful.

CONTACT

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SIGNATURE

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Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix A – Property Requirements Table
Appendix B – Property Acquisition Plan for 3875 Keele Street
Appendix C – Location Map