TORONTO

STAFF REPORT
ACTION REQUIRED

Real Estate Acquisitions
TTC Coxwell Subway Station Easier Access Project

Date:	August 27, 2012
To:	Government Management Committee
From:	Acting Chief Corporate Officer
Wards:	31 - Beaches-East Toronto
Reference Number:	P:\2012\Internal Services\Re\Gm12010re (AFS – 13612)

SUMMARY

The TTC Coxwell Subway Station Easier Access Project (the "Project") calls for the installation of two new elevators to provide passenger accessibility from street level to the two below grade east and west subway platforms. In order to proceed with the Project, portions of 1618 Danforth Avenue and 346, 350, 352 and 354 Strathmore Boulevard (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 Acting Chief Corporate Officer recommends that:

1. City Council authorize the Director of Real Estate Services to negotiate to acquire and, if unsuccessful, to initiate expropriation proceedings for the Property, set out in Appendix “A” for the purposes of the Project.

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 is available in the 2012 Approved Capital Budget and the 2013-2021 Capital Plan for TTC, in project CTT028.

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

COMMENTS

Construction for the installation of the two below grade elevators to provide passenger accessibility between street and subway platform levels is proposed to commence in the third quarter of 2012. To accommodate the elevator installation, it is necessary to acquire a portion of the parking lot at the rear of 1618 Danforth Avenue and various property interests at 345, 350, 352 and 354 Strathmore Boulevard.

The property requirements for the Project are as follows:

- Below Grade Fee Simple Interest for the construction, operation, repair and maintenance of an elevator, elevator shaft, sump and elevator lobby;
- Permanent Support Easement above the Fee Simple Interest for the support and safety of the elevator components below; and
- Temporary Easements for construction, construction staging and temporary access the rear of 350 and 352 Strathmore Boulevard.

Negotiations with the owners to acquire the Property 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 as set out in Appendix "A" and illustrated in Appendix "B" and where appropriate and, if necessary, initiate expropriation proceedings.

CONTACT

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SIGNATURE

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Chuck Donohue
Acting Chief Corporate Officer

ATTACHMENTS

Appendix “A” – Table of Private Property Requirements
Appendix “B1-5” – Property Sketches
Appendix “C” – Site Map