



ACTION REQUIRED

Toronto Hydro-Electric Systems Limited Easement

Date:	April 30, 2015
To:	Executive Committee
From:	Chief Executive Officer, Exhibition Place
Wards:	NA
Reason for Confidential Information	

SUMMARY

Toronto Hydro-Electric System Limited (Toronto Hydro) required the installation of underground high voltage distribution routing from the Toronto Hydro Strachan Station to the property line of Exhibition Place and then north to Liberty Village. This new service is required for the rerouting of the existing high voltage lines which must be relocated to facilitate the new GO Transit rail lines at Strachan Avenue/Liberty roadway for the Airport GO service.

RECOMMENDATIONS

It is recommended that City Council:

- 1) Enter into a tri-partite Easement Agreement with Toronto Hydro and the Board of Governors of Exhibition Place, or an amendment of the existing tri-partite Agreement, with respect to the lands described on Appendix "A" of this report; and
- 2) Direct that the consideration paid by Toronto Hydro to the City of Toronto for the easement on the Exhibition Place lands, be transferred directly to Exhibition Place.

Financial Impact

The consideration paid by Toronto Hydro for the easement is \$9,000 that relates to the easement over the Exhibition Place lands. There is no financial impact from the approval of this report; funds received will be used to offset Exhibition Place costs associated with the easement.

DECISION HISTORY

Toronto Municipal Code Chapter 63 Exhibition Place, Governance requires that any agreements which have a term exceeding four years be approved by City Council.

At its meeting of September 6, 2013, the Board approved of a tri-partite easement agreement between Toronto Hydro, the City and the Board with respect to lands adjacent to the lands that are the subject matter of this report.

This agreement was approved by City Council at its meeting of October 8, 9, 10 and 11, 2013, Item EX34.25:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EX34.25>

At its meeting of April 24, 2015, the Board of Governors of Exhibition Place approved, subject to the approval of City Council, entering into a tri-partite Easement Agreement with Toronto Hydro and the City of Toronto (or an amendment of the existing tri-partite Agreement) with respect to the lands described on Appendix "A".

ISSUE BACKGROUND

Toronto Hydro requires an additional easement over the Exhibition Place lands adjacent to the lands that are the subject matter of the existing 2013 Easement and also related to the installation of high voltage lines required to serve the new GO Transit bridge/underpass at Strachan and Liberty.

COMMENTS

In 2011 Exhibition Place received from Toronto Hydro a proposal for the construction on Exhibition Place of new cable chambers and conduits in order to re-route existing feeders to the new GO Transit bridge on Strachan Avenue as part of the airport link which project is a priority for the 2015 Pan-Am Games. This infrastructure begins at Strachan Station on the Exhibition Place grounds, runs west under Manitoba Drive to the west side and then veers north through Parking Lot "P" and then continues north by tunneling under the CPR and TTC tracks.

In 2013, an easement was granted to Toronto Hydro through a tripartite agreement with the City, Board and Toronto Hydro. However, it has come to the attention of the parties that the easement needs to be extended to address some adjacent lands not previously designated but part of the same project. Exhibition Place is working with City of Toronto Real Estate Division to follow all City administrative processes to allow the approval of this easement and this report is recommending the Board be party to the tri-partite easement agreement with the City or an amendment of the existing tri-partite easement agreement. The funds (\$9,000) to be paid by Toronto Hydro will, as before, be included in Exhibition Place revenue and be used to offset costs related to the easement such as engineering drawings, electrical plans and disruptions, road closures, new work plan, etc. Remaining funds will be reported as year-end surplus and will therefore be transferred to the City as is consistent with prior year's surplus disposition and deposited within the Exhibition Place Conference Centre Reserve Fund.

CONTACT

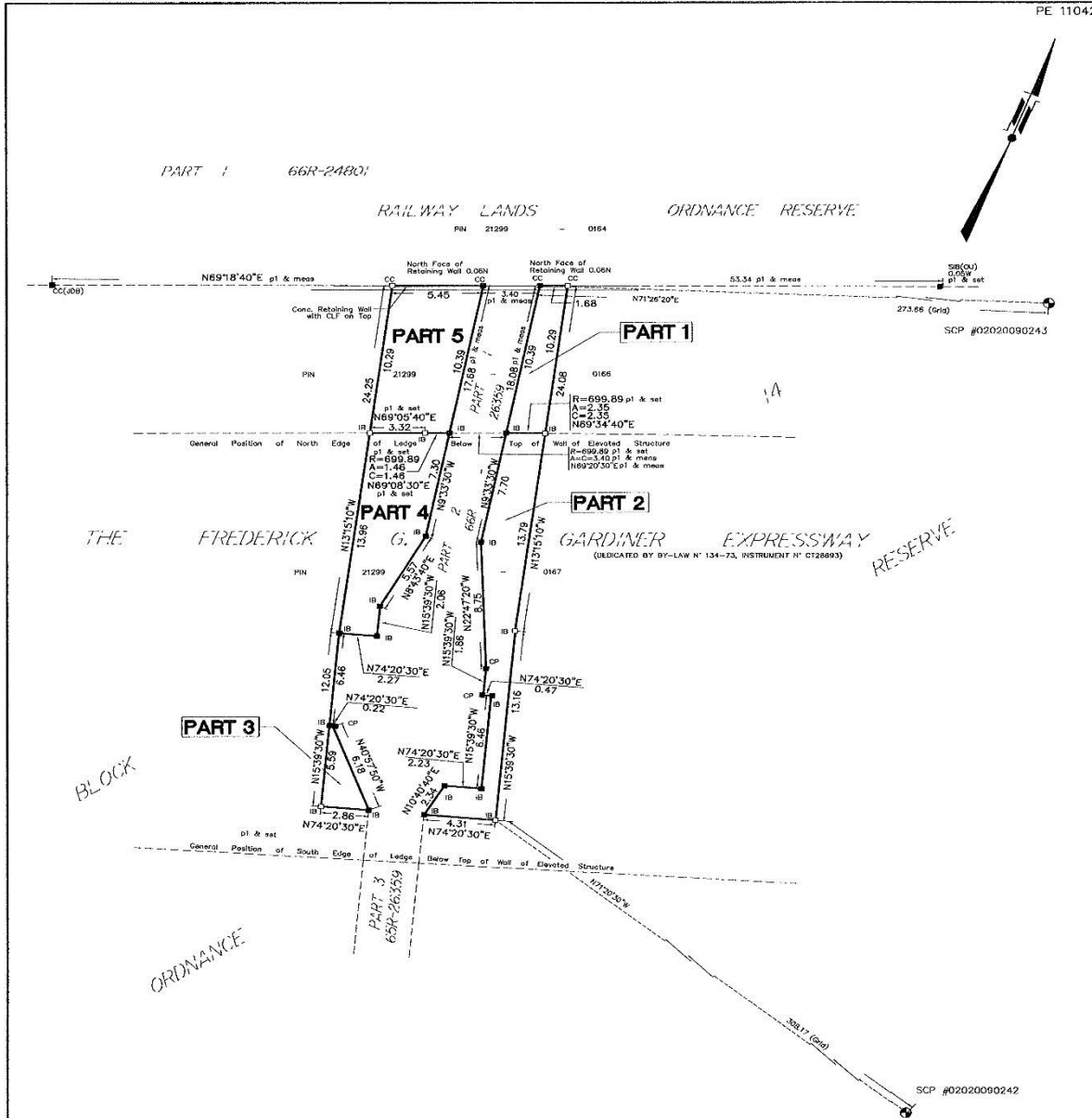
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Dianne Young
Chief Executive Officer

ATTACHMENTS

Appendix "A" Map of Description of Lands



SURVEYOR'S CERTIFICATE

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 66R-26984
RECEIVED AND DEPOSITED
DATE Aug 20/2013

DATE AUGUST 19, 2013

DATE AUGUST 12, 2013
DATE NEIL A. LEGROW
ONTARIO LAND SURVEYOR

"TERRY BULLERWELL"
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE (N° 88)

SCHEDULE

PART	PART OF BLOCK	PLAN	PART OF PIN	AREA m ²
1	14	ORDNANCE RESERVE	21299-0166	20.5
2			21299-0167	55.9
3			21299-0167	8.6
4			21299-0166	52.6
5			21299-0166	52.1

**PLAN OF SURVEY OF
PART OF BLOCK 14
ORDNANCE RESERVE
CITY OF TORONTO**

LLOYD & PURCELL LTD., SCALE 1:200

NOTES

ALL FOUND BARS ARE (L&P) UNLESS OTHERWISE NOTED.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999863.

BEARINGS SHOWN ON THIS PLAN ARE MTM GRID BEARINGS AND ARE DERIVED FROM SPECIFIED CONTROL POINTS #02020090242 AND #02020090243, MTM ZONE 10, NAD 27 (1974 ADJUSTMENT)

ALL BEARINGS AND DISTANCES BETWEEN FOUND BARS (L&P) ARE P1 & MEASURED UNLESS OTHERWISE NOTED.

SPECIFIED CONTROL POINTS (SCP's) MTM ZONE 10, NAD27 (1974 ADJUSTMENT)
COORDINATES TO URBAN ACCURACY PER SEC.14 (2) OF O.BEG. 216/10.

POINT ID	NORTHING	EASTING
SCP #02020090242	4832688.395	312066.831
SCP #02020090243	4832913.123	312024.847

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

SSIB	SHORT STANDARD IRON BAR	SCP	SPECIFIED CONTROL POINT
SIB	STANDARD IRON BAR	JDB	J.D. BARNES LIMITED
IB	IRON BAR	OU	ORIGIN UNKNOWN
CC	CUT CROSS	p1	PLAN 66R-26359
CP	CONCRETE PIN		
■	FOUND		
□	SET		
meas.	MEASURED		

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CAD: DB	PC: RPS	JOB: 13-308
CALC: DB	CHK'D: NAL	FILE: T1-ORDNANCE RESERVE-BLK 14-1