



**STAFF REPORT
ACTION REQUIRED
with Confidential Attachment**

Expropriation of 14 John Street

Date:	March 23, 2015
To:	Government Management Committee
From:	Chief Corporate Officer
Ward:	Ward 11
Reason for Confidential Information:	This report is about a proposed or pending land acquisition by the City or one of its agencies, boards, and commissions.
Reference Number:	P:\2015\Internal Services\RE\Gm15014re (AFS# 20949)

SUMMARY

This report seeks approval from City Council, as the approving authority under the *Expropriations Act*, to expropriate 14 John Street, vacant land located east of Weston Road and north of Lawrence Avenue West (the "Property"). The Property is required to facilitate the Toronto Parking Authority redevelopment of the adjacent City-owned property at 22 John Street which includes the proposed Community/Cultural Hub identified in the Weston Revitalization Strategy, and construction of the pedestrian bridge and access ramps over the Georgetown South Rail Corridor at the Weston GO Station which forms part of the Union/Pearson Air-Rail Link.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council, as approving authority under the *Expropriations Act*, approve the expropriation of the Property for the purposes as set out above and in Attachment 1.

2. City Council, as expropriating authority under the *Expropriations Act*, authorize all steps necessary to comply with the *Expropriations Act*, including but not limited to, the preparation and registration of an Expropriation Plan and the service of Notices of Expropriation, Notices of Election as to a Date for Compensation and Notices of Possession.
3. City Council authorize the Director of Real Estate Services to sign the Notices of Expropriation, Notices of Possession and the Offer of Compensation on behalf of the City for the Property.
4. City Council grant a leave for the introduction of the necessary Bills in Council to give effect thereto.
5. City Council authorize an amendment to the 2015 Approved Capital Budget for Real Estate by the addition of a new capital project "14 John Street Expropriation" including all fees and disbursements, with funding provided from the Community Development Reserve Fund (XR3100) as identified in Confidential Attachment 1.
6. City Council authorize the public release of the confidential information contained in Attachment 1 once there has been a final determination of the compensation payable for the Property by arbitration, appeal or settlement to the satisfaction of the City Solicitor.

Financial Impact

Financial details outlining the anticipated costs for the Property acquisition and funding arrangements are outlined in the Attachment 1 - Confidential Information.

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

DECISION HISTORY

On December 16, 17 and 18, 2013, City Council adopted the recommendations of Report GM26.17, granting authority, among other matters, to initiate the expropriation proceedings, if necessary for the full taking of the Property.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.GM26.17>

City Council at its meeting on August 25, 26, 27 and 28, 2014, adopted EX44.19 *Development of a Community/Cultural Hub in Weston - Mount Dennis - Status Report* directing staff to conduct the necessary due diligence on the Weston Community/Cultural Hub Proposal and report to Council through the Executive Committee on funding and other resources required to proceed.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX44.19>

ISSUE BACKGROUND

As part of the Metrolinx Union/Pearson Air-Link, John Street over the Georgetown South Rail Corridor is to be closed, which will divide the surrounding lands that form part of Ward 11. Metrolinx also requires an easterly portion of Toronto Parking Authority Carpark 650 at 22 John Street to locate permanent access ramps for pedestrians and for the disabled over the rail corridor, as part of its John Street Pedestrian Bridge construction.

Toronto Parking Authority has entered into a conditional Agreement of Purchase and Sale with a private developer for a proposed redevelopment of 22 John Street which includes, among other items, a replacement municipal parking lot, a Farmer's Market and the Community/Cultural Hub envisioned in the Weston Revitalization Strategy.

The sale of a part of 22 John Street to Metrolinx for the access ramps has been completed and the remainder parcel of land at 22 John Street is insufficient in size to accommodate the proposed redevelopment.

The proposed revitalization development has been the subject of two recent reports to Council. The first report was in August 2014 where Council requested city staff to undertake due diligence on the proposed development and further report in early 2015. In March 2015 staff reported the result of this work to the Executive Committee.

COMMENTS

The Property is vacant land. City staff sought to secure voluntary acquisition of the Property through negotiations with the owner, but an agreement has not been reached. Notices of Application for Approval to Expropriate were published and served on the registered owners and tenants on June 6, 2014, in accordance with the *Expropriations Act*. A request for a Hearing of Necessity was not received.

In order to secure the Property in a timely manner and avoid costly delays in the proposed redevelopment at 22 John Street and the construction of the access ramps and Community/Cultural Hub, this report recommends that City Council approve the proposed expropriation of the Property and authorize all necessary steps to proceed with the expropriation in compliance with the *Expropriations Act*.

CONTACT

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SIGNATURE

Josie Scioli
Chief Corporate Officer

ATTACHMENTS

Attachment 1– Confidential Attachment
Appendix A – Site Map