



## STAFF REPORT ACTION REQUIRED

### Expropriation of a Portion of 666 Strathmore Blvd. – TTC Woodbine Station – Easier Access and Second Exit Program

<b>Date:</b>	April 27, 2015
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	31 – Beaches-East York
<b>Reference Number:</b>	P:\2015\Internal Services\RE\Gm15019re (AFS #21141)

#### SUMMARY

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This report seeks authority to initiate expropriation proceedings for a temporary construction easement for a portion of the property municipally known as 666 Strathmore Blvd. (the "Property"), as described in the attached Appendix "A" and shown in Appendix "B", required to accommodate the design of the Woodbine Station Easier Access and Second Exit Program (the "Project").

The City expropriated the Property interests for the Project in 2012. However, the work has not been completed and TTC requested additional time. Negotiations for a new term with the owners of 666 Strathmore Blvd. (the "Owners") commenced in the late Fall of 2014. The Owners are reluctant to sign agreement documents and staff have concluded that, in order to move the Project ahead, expropriation may be necessary.

#### RECOMMENDATIONS

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**The Chief Corporate Officer recommends that:**

1. City Council authorize initiation of the expropriation process for a temporary construction easement for a portion of the Property known as 666 Strathmore Boulevard, set out in Appendix "A" and shown in Appendix "B" in the event that a short-term easement agreement with the Owners cannot be reached.

2. City Council authorize staff to serve and publish Notices of Application for Approval to Expropriate the property interests, to forward to the Chief Inquiry Officer any requests for hearing that are received, to attend the hearing to present the City's position and to report the Inquiry Officer's recommendations to Council for its consideration.

### **Financial Impact**

There is no financial impact related to the initiation of the expropriation process for the Property. Staff will seek additional authority in the future to proceed with the expropriation process, as per the Expropriations Act (R.S.O. 1990), if the current negotiations with the Owner prove to be unsuccessful.

Should ongoing negotiations with the Owner prove to be successful, the pending agreement would result in anticipated expenditures. Funding for a temporary construction easement is available in the 2015-2024 Council Approved Capital Budget and Plan for Toronto Transit Commission under capital project account CTT024-1. The detailed amount of funding required will form part of a subsequent report to Committee and Council, or by Delegated Approval Form, as appropriate, seeking approval for the acquisition of the Property.

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

### **DECISION HISTORY**

Since 1990, TTC's goal has been to make all its services and facilities accessible. 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.

### **Background Information**

At its meeting held on August 25, 26 and 27 2010, City Council adopted item GM33.5 authorizing initiation of expropriation procedures for acquiring the property interests.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.GM33.5>

At its meeting held on July 11, 12 and 13, 2012, City Council adopted item GM15.16 authorizing the expropriation of the Property for the purpose of upgrading the Woodbine Station facility.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.doitem2012.GM15.16>

## **ISSUE BACKGROUND**

The City expropriated a temporary construction easement from the Owners in 2012 and took possession on March 1, 2013. The term granted under the Expropriation Act was for two years, and it expired on February 28, 2015. TTC advised the work for the Project is not complete, and a further term of approximately one year is required for its completion. TTC presented the Owners with a Permission to Enter document to complete the outstanding work; however, the Owners have always been and are still reluctant to sign agreements.

## **COMMENTS**

To accommodate the requirements of the Project, it will be necessary to acquire the private Property interests which are set out in Appendix "A" and illustrated in Appendix "B".

While TTC will continue to pursue a Permission to Enter agreement with the Owners, City Council authority is being sought to initiate expropriation proceedings. The timely realization of the Property requirements will ensure completion of construction of the Project.

## **CONTACT**

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## **SIGNATURE**

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Josie Scioli  
Chief Corporate Officer

## **ATTACHMENTS**

Appendix "A" – Private Property Requirements  
Appendix "B" - Copy of Expropriation Plan and Subject Location Map