



## STAFF REPORT ACTION REQUIRED

### Real Estate Acquisition and Expropriation – 50 Romfield Drive

<b>Date:</b>	August 27, 2015
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	Ward 8 – York Centre
<b>Reference Number:</b>	P:\2015\Internal Services\RE\GM15024re (AFS# 21652)

### SUMMARY

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This report seeks authority to negotiate to acquire a two year temporary easement and, if necessary, initiate expropriation proceedings for a portion of the property municipally known as 50 Romfield Drive (the "Property") as shown on Appendix "B" to facilitate the construction of the Toronto-York Spadina Subway Extension Project (the "Project").

### RECOMMENDATIONS

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The Chief Corporate Officer recommends that:

1. City Council authorize the Director of Real Estate Services to negotiate to acquire a two year temporary easement over the Property and, if necessary, initiate expropriation proceedings to facilitate the construction 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**

Total property acquisition costs for the Project were estimated preliminarily at \$125 million. Funding for the property acquisition is shared by the Move Ontario Trust, the City and the Regional Municipality of York.

Funding for the easement identified in Appendix A is available in the Council Approved TTC 2015 Capital Budget and TTC 2016-2024 Capital Plan within the Toronto-York Spadina Subway Extension Capital Project.

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

## **DECISION HISTORY**

On August 25, 26 and 27, 2010, City Council adopted GM33.14, thereby authorizing the expropriation of thirteen properties, one of which was 50 Romfield Drive, for the purposes of constructing the Project, specifically the construction of the subway tunnels and the Keele Street road detour. The Property was required for a period of four years.

The report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.GM33.14>

## **COMMENTS**

The rear of the Property abuts the west side of Keele Street, south of Finch Avenue West. In January 2011, the City and the owner of the Property entered into the four year temporary easement agreement, with an option to renew for one additional year. The owner executed a full and final settlement and release of all claims arising from the expropriation in accordance with the *Expropriations Act*. The easement expires on December 14, 2015.

The Project is on-going and the Property is required for a further two years. Although, negotiations are proceeding with the owner, in order to protect the Project schedule, authority is being sought to initiate expropriation proceedings, if necessary.

## **CONTACT**

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## **SIGNATURE**

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Josie Scioli  
Chief Corporate Officer

## **ATTACHMENTS**

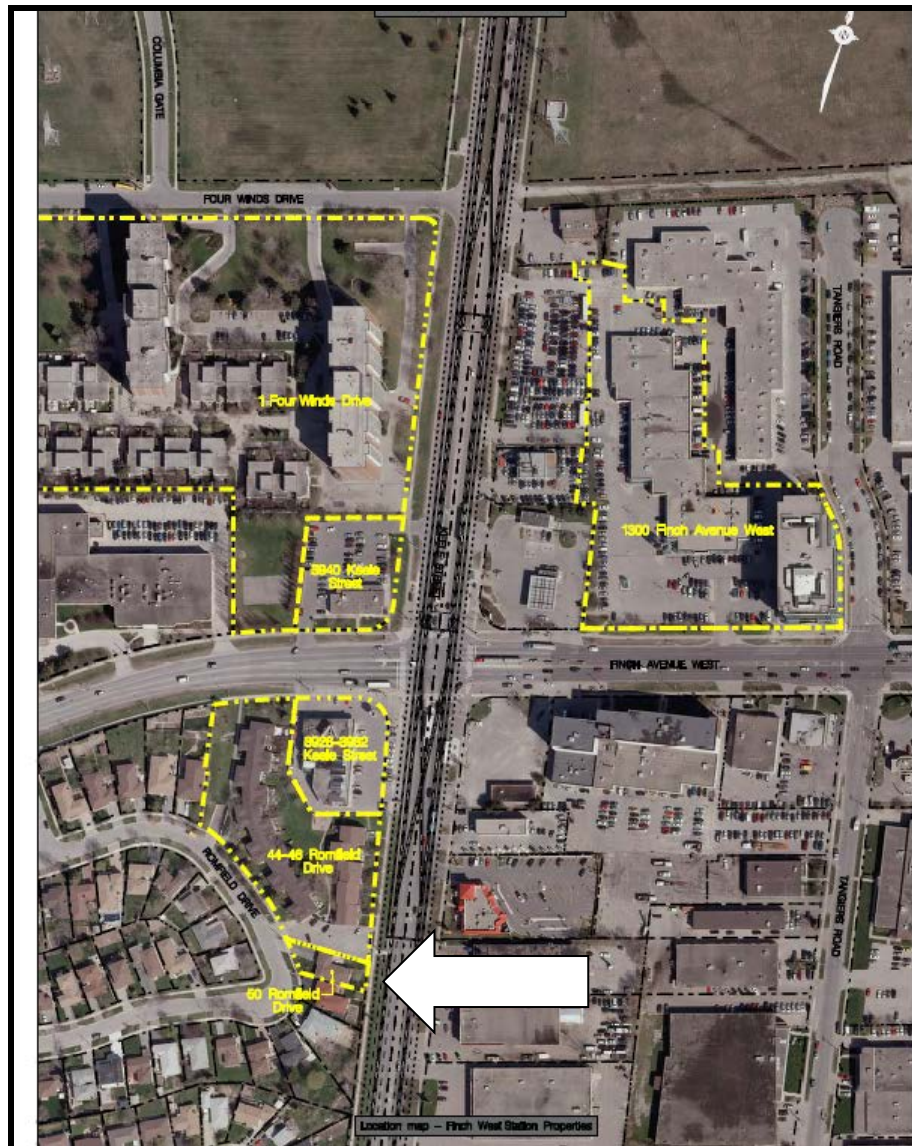
Appendix A – Property Requirements Table and Site Map  
Appendix B – Reference Plan 66R-25164

## APPENDIX A

### Toronto-York Spadina Subway Extension (South of Steeles)

PROPERTY ADDRESS	LEGAL DESCRIPTION	PROPERTY REQUIREMENTS
50 Romfield Drive	Part of PIN 10247-0387 Part of Parcel 270-1, Section M1033, Lot 270 on Plan 66M-1033; Township of York/North York, City of Toronto and designated Parts 1 and 2 on Plan 66R-25164	Two (2) year Temporary Construction Easement for Keele Street road detour  27.3 m <sup>2</sup> (89.56 ft <sup>2</sup> )

## SITE MAP



# APPENDIX B

