



## STAFF REPORT ACTION REQUIRED

### Expropriation of Property Interests Required for Six Points Interchange Redevelopment Project

<b>Date:</b>	September 26, 2016
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	P:\2016\Internal Services\RES\Gm16044re (AFS# 23741)

#### **SUMMARY**

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The purpose of this report is to seek authority to commence expropriation proceedings, if necessary, for the property interests that are required for the Six Points Interchange Redevelopment Project in order to protect construction schedules.

#### **RECOMMENDATIONS**

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**The Chief Corporate Officer recommends that:**

1. City Council direct the Director of Real Estate Services to continue negotiations for the acquisition of the property interests listed in Appendix "A" and shown on the sketches attached as Appendix "B" (collectively, the "Lands"), and grant authority to initiate the expropriation process for the Lands if the Director of Real Estate Services deems it necessary or appropriate to proceed in that manner.
2. City Council grant authority to serve and publish Notices of Application for Approval to Expropriate the Lands, 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 City Council for its consideration.

#### **Financial Impact**

The costs to serve and publish the required Notices of Application for Approval to Expropriate, together with any costs related to attendance at the Hearing of Necessity, if any, will be funded from the 2016 Council Approved Capital Budget for Real Estate Services, account CCA194-01.

In the event of expropriation, funding for the market value of the Lands, as well as disturbance costs (if any), interest, land transfer tax costs, and all other associated costs stipulated under the *Expropriations Act* will also be drawn from the above referenced Real Estate Services account (CCA194-01). The detailed funding amounts will form part of a subsequent report to Committee and Council seeking final approval for the expropriation, if necessary.

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

## **ISSUE BACKGROUND**

The Transportation Services Division has identified the Lands as being required for public highway purposes in the Etobicoke District. The Lands were identified in the Six Points Interchange Reconfiguration Strategy.

Over the next several years, the "Etobicoke Centre" area will develop as the urban focal point for the western part of the City of Toronto, and is one of four centres where a concentration of workers and residents will be encouraged to create significant economic activity. At the same time, the existing configuration of the Six Points interchange has been identified as a significant barrier to development in this area and to the realization of the vision for the Etobicoke Centre district.

Plans for intensification have been studied extensively over several years, and many policies have been adopted over that time that have led to the reconfiguration of the Six Points interchange.

The detailed technical design of the reconfiguration of the Six Points interchange was completed in 2014. This design includes specifications for all underground utilities. Street alignments and designs are consistent with Council-approved preliminary designs developed during the Six Points Interchange Reconfiguration Environmental Assessment Study and within the Etobicoke Centre Streetscape and Open Space Plan.

The Lands are privately-owned by two different parties. Parcels at both locations are required to complete the proposed public highway expansion and redevelopment of the Six Points interchange. The acquisition of the Lands would enable the proposed redevelopment to proceed as contemplated in the detailed technical design.

## **COMMENTS**

The acquisition of the Lands is vital given their strategic location in relation to the proposed Six Points interchange redevelopment project. Their acquisition will enable the City to reconfigure the existing roads as contemplated in the Six Points Interchange Reconfiguration Strategy.

Staff will continue to negotiate with the owners of the Lands for the acquisition of the Lands by the City. It is recommended, however, that staff be granted authority to initiate the expropriation process for the Lands, if deemed necessary by the Director of Real Estate Services, to avoid jeopardizing the construction schedule for the Six Points Interchange Redevelopment Project.

## **CONTACT**

Joe Casali, Director of Real Estate Services, Tel.: (416) 392-7202  
Email: [jcasali@toronto.ca](mailto:jcasali@toronto.ca)

## **SIGNATURE**

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Josie Scioli  
Chief Corporate Officer

## **ATTACHMENTS**

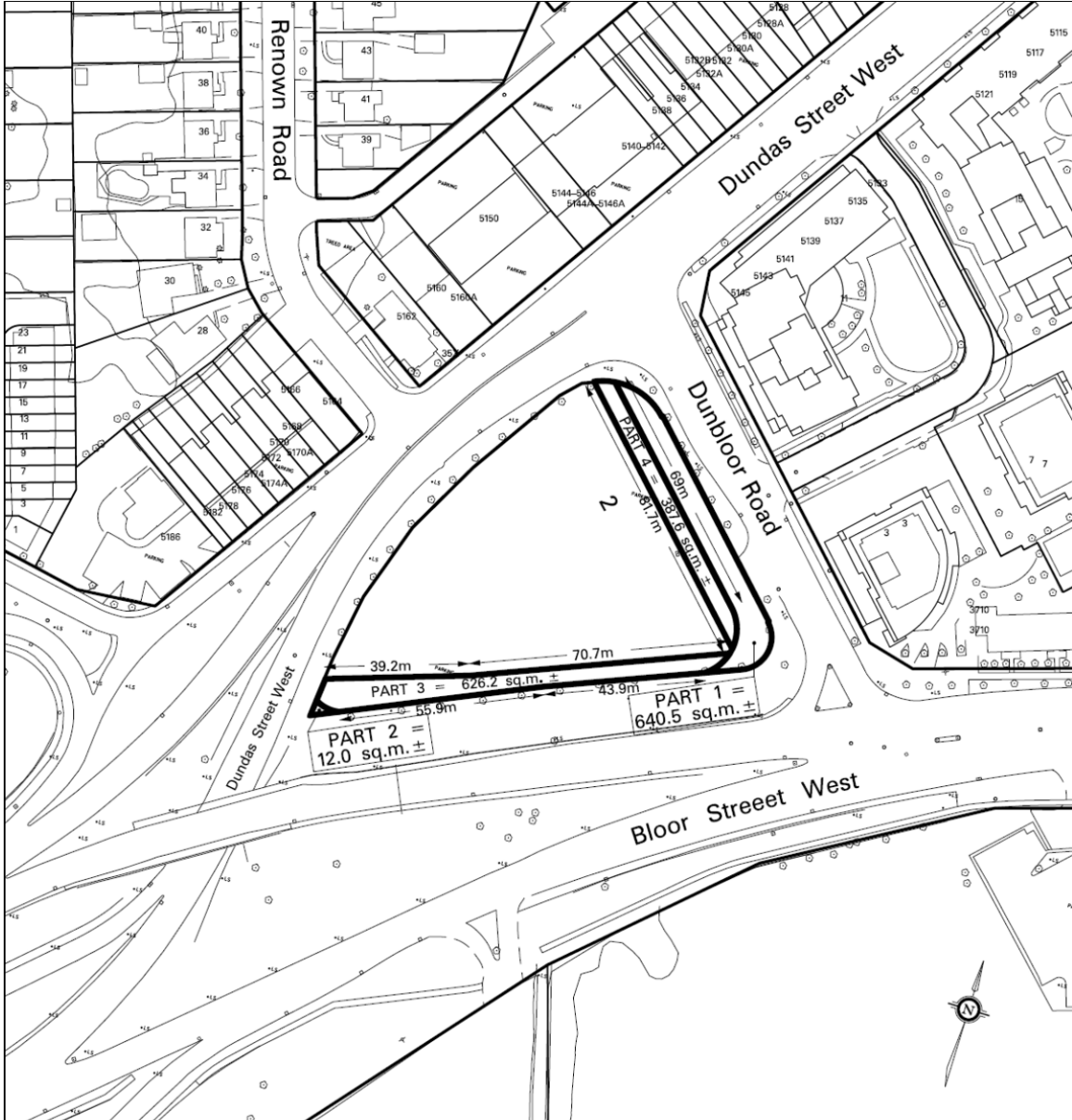
Appendix "A" – Table of Required Property Interests  
Appendix "B" – Property Sketches  
Appendix "C" – Location Map


Appendix "A" – Required Property Interests

PROPERTY ADDRESS	LEGAL DESCRIPTION OF ENTIRE PROPERTY	PORTION OF PROPERTY REQUIRED (Sketches attached as Appendix "B")	PROPERTY INTEREST REQUIRED
2 Dunbloor Road	PCL 7-1, SEC E-12; PT LT 7, CON A CLRG, PT RDAL BTN LT 15, 1ST MERIDIAN & LT 7, CON A CLERGY BLOCK AS CLOSED BY EB283581 (A345673), PT 1, 2 & 3, 66R5872; S/T EB301571 ETOBICOKE, CITY OF TORONTO	Parts 1 & 2 on Sketch No. PS-2016-001	Fee Simple
		Parts 3 & 4 on Sketch No. PS-2016-001	Temporary Construction Easement for a Period of 3 Years
3819 Bloor Street West	PT LT 6, CON 5 COLONEL SMITH'S TRACT, AS IN EB69704, EB107917 & EB299795 EXCEPT PTS 1 & 3 64R10205 & PT 1 RS1066; PT LT 6, CON 5 COLONEL SMITH'S TRACT, BEING PT DUNDAS ST AS CLOSED BY EB276859 AS IN EB312022; ETOBICOKE, CITY OF TORONTO	Parts 1 & 2 on Sketch No. PS-2016-110	Fee Simple

Appendix "B" – Property Sketches

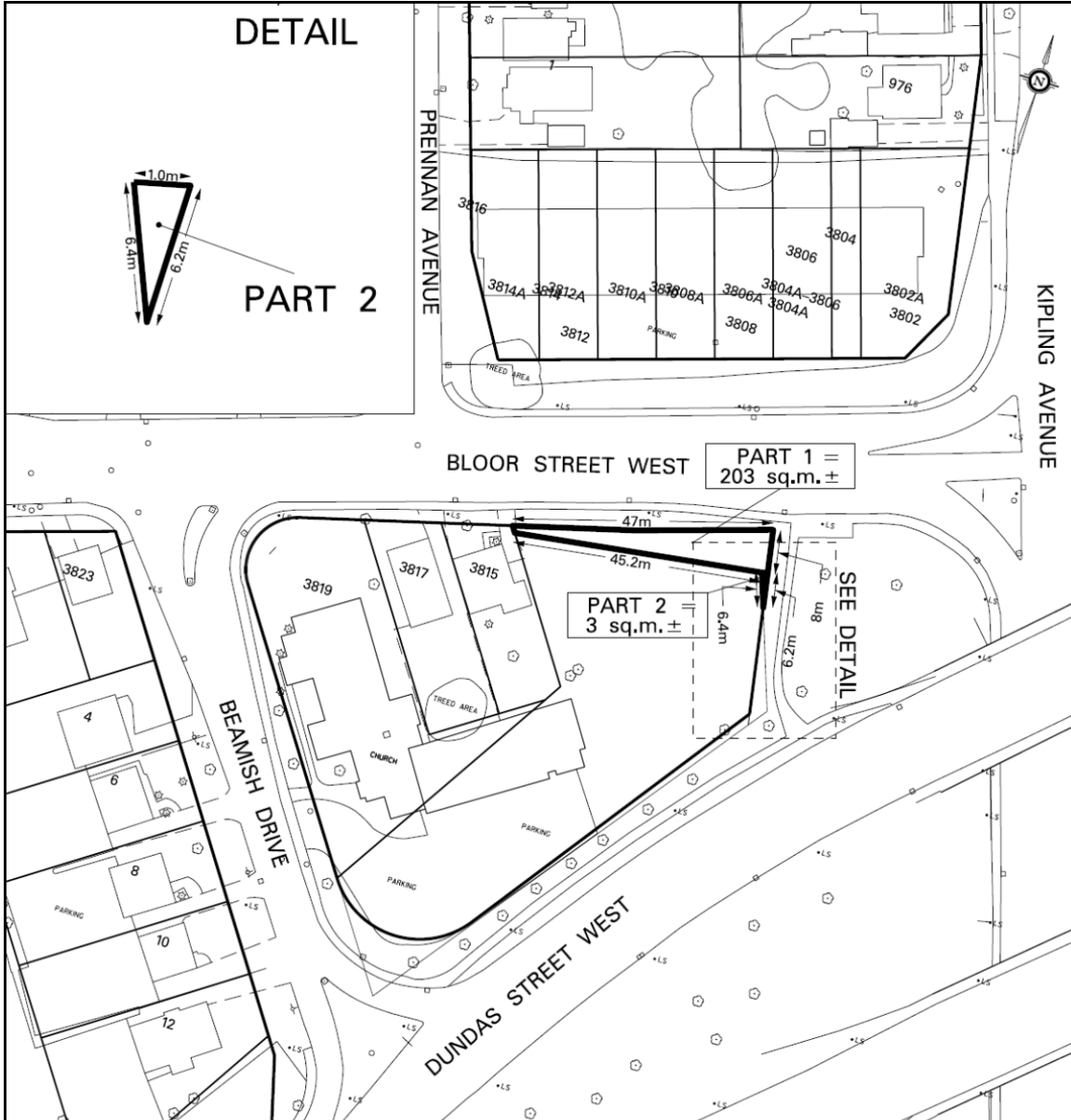
2 Dunbloor Road



 <p><b>TORONTO</b> ENGINEERING &amp; CONSTRUCTION SERVICES ENGINEERING SUPPORT SERVICES LAND &amp; PROPERTY SURVEYS</p>	<p>PROPERTY INFORMATION SHEET</p> <p>SKETCH SHOWING PORTIONS OF NO. 2 DUNBLOOR ROAD (PARTS 1,2,3 AND 4).</p>	
	<p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS. MEASUREMENTS ARE APPROXIMATE</p>	<p>WARD 5 – ETOBICOKE-LAKESHORE DATE: JANUARY 06, 2016</p>
<p>CHECK BY JOHN HOUSE PREPARED BY: DWAYNE PITT</p>		

Appendix "B" – Property Sketches (continued)

3819 Bloor Street West



NOTE:  
THIS SKETCH HAS BEEN  
COMPILED FROM OFFICE  
RECORDS. MEASUREMENTS  
ARE APPROXIMATE

CHECK BY JOHN HOUSE  
PREPARED BY: DWAYNE PITT

WARD 5 – ETOBICOKE-LAKESHORE  
DATE: AUGUST 24, 2016

PROPERTY INFORMATION SHEET  
SKETCH SHOWING PORTIONS OF  
NO. 3819 BLOOR STREET WEST (PARTS 1 AND 2)

SKETCH No. PS-2016-110

Appendix "C" – Location Map

