

Real Estate Acquisitions - TTC Runnymede Station Easier Access Project

Date: May 11, 2017

To: Government Management Committee

From: Chief Corporate Officer

Wards: Ward 13 - Parkdale High Park

SUMMARY

As part of the Easier Access Phase III Project (the "Project"), the Toronto Transit Commission (TTC) is proposing to construct two (2) elevators at Runnymede Subway Station providing accessibility to and from each of the eastbound and westbound platforms and street level.

This report seeks approval from City Council, as the approving authority under the Expropriations Act to expropriate the permanent easement in, over and through a portion of the rear property at 2208 Bloor Street West, as identified in Appendix "A" and shown approximately in Appendix "A2" (known as the "Property Interests") in order to proceed with the construction of the new elevators to provide passenger accessibility from street level to the below grade subway platforms ("Easier Access Phase III Project") and repairs to the masonry wall along the south side of the station building ("Masonry Repair Project")(collectively the "Projects"). In order to facilitate the Projects, the Property Interests are required.

Negotiations for the acquisition of the Property Interests have been ongoing with the owner, however in order to protect the Projects timeline this report seeks authority to acquire the Property Interests and if necessary initiate expropriation proceedings.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize the Director of Real Estate services to negotiate to acquire and, if unsuccessful, to initiate expropriation proceedings for the Property Interests, set out in Appendix "A" and shown approximately in Appendix "A2" for the purposes of the Projects.

2. City Council authorize the Director of Real Estate Services to serve and publish Notices of Application for approval to Expropriate the Property Interests, 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

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 2017-2026 Council Approved Capital Budget and Plan for the Toronto Transit Commission (TTC) under the CTT110 Buildings and Structures Easier Access Phase III project.

Funding to acquire the property interests or to expropriate, if necessary, is included within the 2017-2026 Council Approved Capital Budget and Plan for the Toronto Transit Commission (TTC).

The detailed funding amounts will form part of a subsequent report to Committee and Council to identify the financial implication to the City and confirm funding availability within the TTC's 2017-2026 Council Approved Capital Budget and Plan for the acquisition of the property interests; or for expropriation costs including 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.

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

DECISION HISTORY

The Easier Access Phase III program is an important part of the 2014-2018 TTC Accessibility Plan in its objective to fulfill the provincially legislated requirements in the Accessibility for Ontarians with Disabilities Act, 2005 (AODA). As part of the Project, the TTC is proposing to construct two (2) elevators on City lands at Runnymede Subway Station, providing access from street level to platform level.

On August 25, 2014 City Council adopted report GM32.14 giving the City authority to negotiate or initiate expropriation proceedings for the Property Interests. On July 12, 2016 City Council adopted report GM13.21 giving the City authority to expropriate the Property Interests. City Real Estate and TTC had a negotiated deal for the Property Interests and did not initiate expropriations however the deal was never completed and the expropriation timelines had lapsed. In order to protect construction time lines City Real Estate and TTC is seeking authority to continue to negotiate and if necessary initiate expropriation proceedings again.

COMMENTS

In order to construct and maintain the elevator structures, at this location, it is necessary to acquire the property interest as described in Appendix "A" and shown approximately in Appendix "A2". The proposed location of the easier access elevator has been identified as the most feasible option from an engineering and customer service perspective.

Negotiations with the owner to acquire the Property Interests have been on-going. In order to ensure delivery of the property requirements to meet the Project construction schedule, it is now appropriate to seek City Council authority to acquire the property interest as set out in Appendix "A" and shown approximately in Appendix "A2" and where appropriate and, if necessary initiate expropriation proceedings.

CONTACT

Joe Casali, Director of Real estate Services: Tel: (416)392-7202;
E-mail: jcasali@toronto.ca

Pamela Kraft, Head of Property, Planning & Development Department, TTC:
Tel; (416) 590-6108; E-mail: pamela.Kraft@ttc.ca

SIGNATURE

Josie Scioli
Chief Corporate Officer

ATTACHMENTS

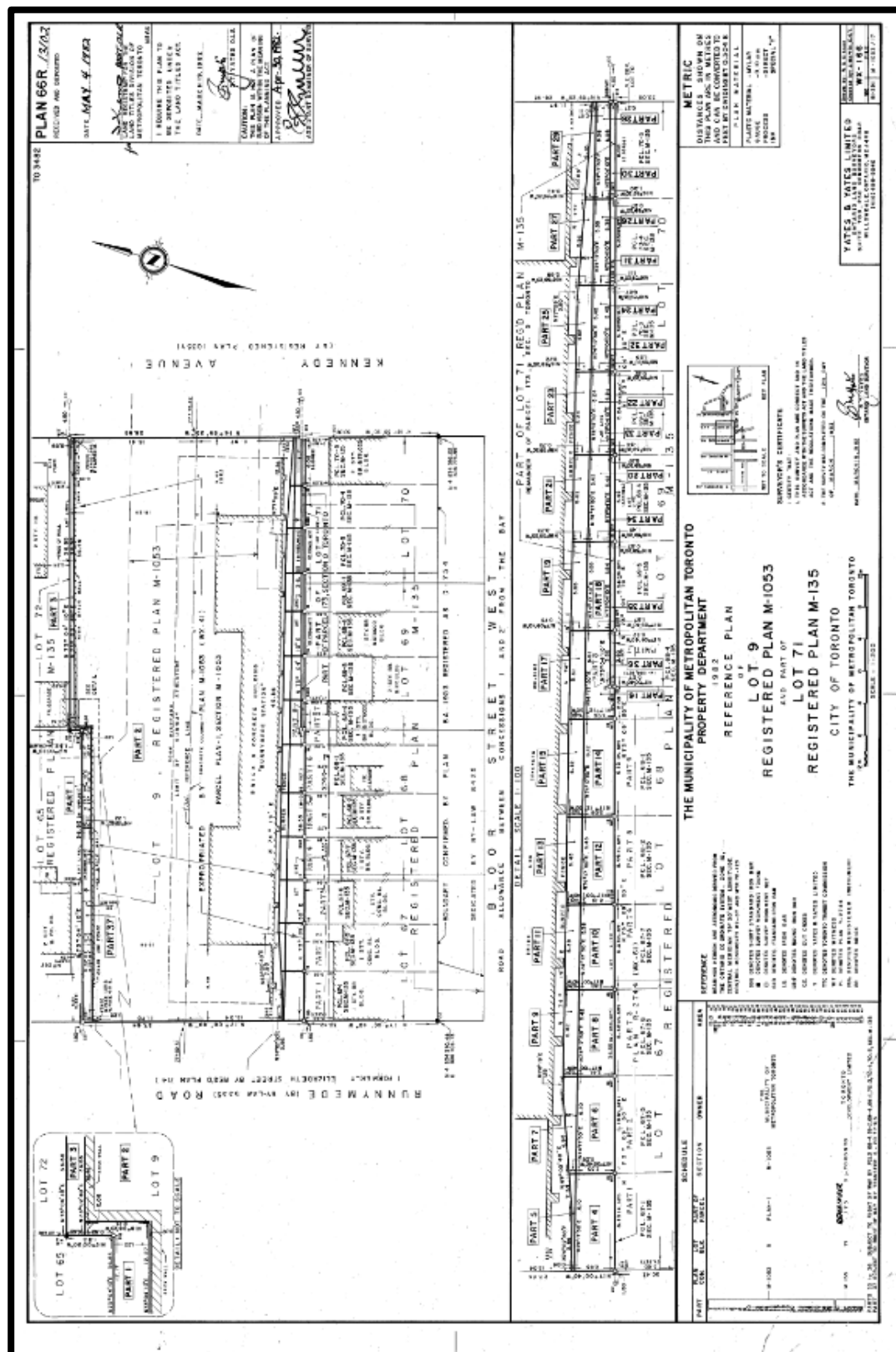
Appendix "A" - Table of Property Interests
Appendix "A2" - Registered Plan
Appendix "B" - Site Map and Property Sketch

Appendix "A"

Private Property Requirements

Municipal Address	Legal Description	Required Interest	Required Area	Purpose
2008 Bloor St W	Part of 2208 Bloor St W legally described in PIN 21370-0056 as Part of Lot 9 Expropriation Plan M1053 Toronto being Part 14 66R-13102, City of Toronto and described in PIN 21370-0043 as part Lot 68 N/S Bloor Street Plan M135 Toronto, City of Toronto	Permanent Easement	30.9 m2	Required for access for the construction, installation, operation, use, maintenance, repair, enlargement and/or replacement of the adjoining subsurface transit and/or other municipal system(s), including the right to enter and occupy such lands with all such vehicles, materials, machinery, tools and equipment as may reasonably be necessary for such purposes (to expire after 999 years from the date of registration of the Expropriation Plan in the event that such perpetual duration is precluded by statutes or common law).

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Appendix "B"

Site Map

