



REPORT FOR ACTION

Real Estate Acquisitions - TTC College Park Station Easier Access Project

Date: January 31, 2018

To: Government Management Committee

From: Director, Real Estate Services

Wards: Ward 27 - Toronto Centre - Rosedale

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 the College Subway Station providing accessibility to and from each of the eastbound and westbound platforms that lead into the College Park concourse up to street level. This report seeks authority to acquire permanent and temporary easements on part of 444 Yonge Street that will enable pedestrian access from two (2) new elevators being constructed within College Subway Station (the "Station") into the College Park concourse.

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

RECOMMENDATIONS

The Director, Real Estate Services recommends that:

1. City Council authorize the Director of Real Estate Services to continue negotiation for the acquisition of the property interests listed in Appendix "A" and shown as Parts 1, 2, 3, 4, 5 and 6 on the draft Reference Plan attached as Appendix "B" and on the maps attached as Appendix "C" (collectively the "Lands"), and grant authority if necessary to initiate expropriation proceedings for the Lands.

2. City Council authorize the Director of Real Estate Services 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 any hearing 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

Funding to acquire the property interests or any associated costs to expropriate, if necessary, is included within the 2018-2027 Preliminary Capital Budget and Plan for the Toronto Transit Commission under Easier access Phase III Project.

The Acting Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

The Project 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 at the Station, providing access from platform level to concourse level.

In order to protect construction time lines City Real Estate and the TTC is seeking authority to acquire the property interest, by agreement or expropriation.

COMMENTS

In order to access the elevator structures, at this location, it is necessary to acquire the Lands. The proposed location of the easier access elevators has been identified as the most feasible option from an engineering and customer service perspective.

Negotiations with the owner to acquire the Lands 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 Lands and where appropriate and, if necessary initiate expropriation proceedings.

CONTACT

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SIGNATURE

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Director, Real Estate Services

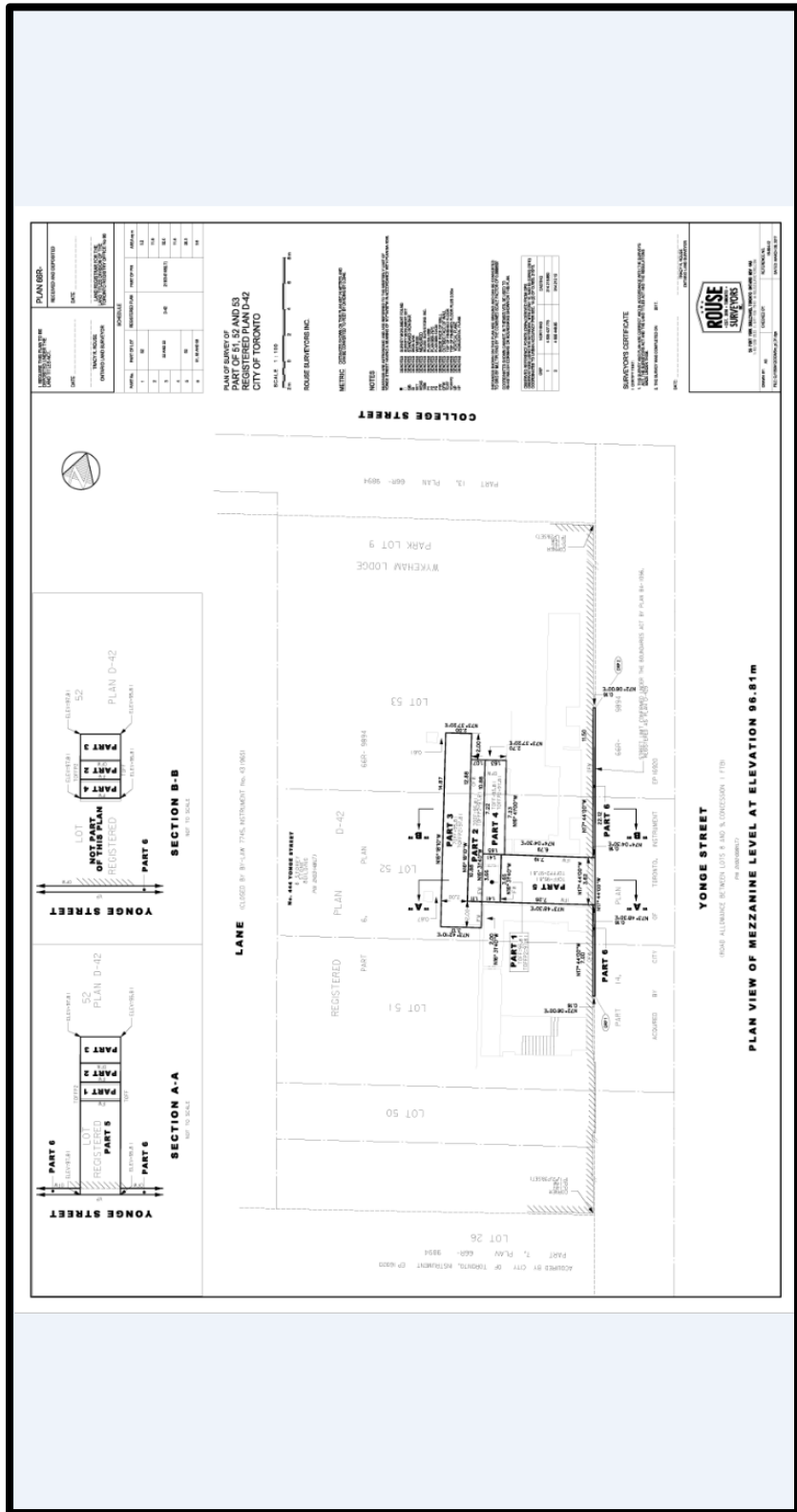
ATTACHMENTS

Appendix "A" - Table of Property Interests
Appendix "B" - Draft Reference Plan
Appendix "C" - Site Map

Appendix "A"
Table of Property Interests

Municipal Address	Legal Description	Required Interest	Required Area	Purpose
College Park 444 Yonge Street	Part of PIN 21103-0148 (LT)	Permanent Easement in the land labelled as Parts 1, 2, 4 and 5 in the draft reference plan shown in Appendix "B"	55.2 m2	To maintain pedestrian access
		Temporary Easement in the land labelled as Parts 3 and 6 in the draft reference plan shown in Appendix "B"	35m2	To allow for a construction staging area and hoarding for the new pedestrian tunnel and connection works

Appendix "B" Draft Reference Plan



Appendix "C" Site Map

