

**Expropriation of 30 Newbridge Road and 36 North
Queen Street for New TTC Line 2 West Service Yard**

Date: July 17, 2018

To: City Council

From: Interim City Manager

Wards: Ward 5 - Etobicoke-Lakeshore

REASON FOR CONFIDENTIAL INFORMATION

This report deals with a proposed or pending acquisition or disposition of land by the City of Toronto.

SUMMARY

In accordance with the confidential instructions to staff approved by City Council by adoption of Item GM27.14 at its meeting on May 22, 23 and 24, this report provides City Council with additional information related to the pending expropriation of 30 Newbridge Road and 36 North Queen Street (the "Properties") to create a new Toronto Transit Commission (the "TTC") Line 2 West Service Yard. This report also seeks confirmation of the authority to register an Expropriation Plan to expropriate the Properties, and seeks delegated authority to approve the associated Offer of Compensation.

RECOMMENDATIONS

The Interim City Manager recommends that:

1. City Council approve the amended confidential instructions to staff in Confidential Attachment 1 and confirm its authorization to the City, as expropriating authority under the Expropriations Act, to take all necessary steps to comply with the Expropriations Act, including but not limited to preparation and registration of an Expropriation Plan, on the terms set out in Confidential Attachment 1, and service of Notices of Expropriation, Notices of Election as to a Date for Compensation and Notices of Possession, as may be required.
2. City Council authorize the Director, Real Estate Services to approve and serve an Offer of Compensation on all registered owners, in accordance with the requirements in the Expropriations Act, on the terms set out in Confidential Attachment 1.
3. City Council authorize the public release of the confidential information contained in Confidential Attachment 1 once there has been a final determination of the

compensation payable for the Properties through a full and final settlement by arbitration, appeal or settlement to the satisfaction of the City Solicitor.

FINANCIAL IMPACT

Confidential Attachment 1 to this report identifies the estimated value of the Properties.

The funding available to acquire the Properties in the 2018 - 2027 Council Approved Capital Budget and Plan for the Toronto Transit Commission is identified in Confidential Attachment 1.

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

DECISION HISTORY

At its meeting held on March 28 and 29, 2017, City Council adopted the recommendations contained within GM18.13 titled "Expropriation of 30 Newbridge Road and 36 North Queen Street" thereby authorizing the Director, Real Estate Services to continue negotiations for the acquisition of the Properties and initiate the expropriation process if it is deemed necessary or appropriate to proceed in that manner.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.GM18.13>

At its meeting held on May 22, 23 and 24, 2018, City Council adopted the recommendations contained within GM27.14 titled "Expropriation of 30 Newbridge Road and 36 North Queen Street" thereby approving the expropriation, as approving authority, after an inquiry was held into whether the proposed expropriation was fair, sound and reasonably necessary (the "Inquiry"), and authorizing the City, as expropriating authority, to proceed with the expropriation of the Properties and follow all the necessary steps to comply with the Expropriations Act, subject to the requirement that staff report back to City Council in certain circumstances.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.GM27.14>

COMMENTS

The City has received additional information related to the pending expropriation of the Properties, which is being provided to City Council in Confidential Attachment 1 in accordance with the confidential instructions to staff contained in Item GM27.14.

City staff are in the process of finalizing the Expropriation Plan to expropriate the Properties, and are seeking confirmation of City Council's authorization to proceed with registration and associated steps.

After registration of the plan, the Expropriations Act requires the City to serve an Offer of Compensation based on an appraisal report valuing the Properties as of the date of expropriation (or the date the owner was served with the Notice of Expropriation or the Notice of Hearing in respect of the Inquiry, if the owner so elects). City Council has previously delegated authority to the City Manager to approve Offers of Compensation

up to \$10 Million. As the value of the Properties will exceed that amount, additional delegated authority is being requested.

CONTACT

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SIGNATURE

Giuliana Carbone
Interim City Manager

ATTACHMENTS

Appendix "A" – Required Property Interests

Appendix "B" – Location Map

Confidential Attachment 1

Appendix "A"

Required Property Interests

Municipal Address	Property Interests	Approx. Area
30 Newbridge Road	All right, title and interest in the lands legally described as Part of Lot 7, Con 4 Colonel Smith's Tract, Part 1, 64R6124 Etobicoke, in the City of Toronto, being all of PIN 07549-0055	24 acres
36 North Queen Street	All right, title and interest in the lands legally described as Part of Lot 7, Con 4 Colonel Smith's Tract as in EB301682 except Pt 1, 64R6124, Pt 7, 64R14770; Pt 1, 64R2640 and Pt 4, 64R2291; S/T EB301682; Etobicoke, City of Toronto, being all of PIN 07549-0113	49 acres

Appendix "B"

Location Map - 30 Newbridge Road and 36 North Queen Street

