



REPORT FOR ACTION

Toronto Hydro Electric Systems Easement

Date: June 23, 2020
To: The Board of Governors of Exhibition Place
From: Don Boyle, Chief Executive Officer
Wards: All

SUMMARY

Toronto Hydro-Electric System Limited ("Toronto Hydro") requires the installation of new underground cabling duct structure to be able to connect the metering cabinets for an Exhibition Place capital project to be installed by Entera, Toronto Hydro's general contractor; as well as, two feeders that belong to Toronto Hydro, which will be servicing their third party customers, hence the need for an easement. The underground distribution routing will run from the Toronto Hydro Strachan Station.

This easement is for two short sections of duct bank and cable from the existing cable chamber number 10778, west along Manitoba Drive, west of the General Services Building, north of the Enercare east loading docks, to cable chamber number 15719 in the same area. The second section is from cable chamber number 15720, west to cable chamber number 11028 on Manitoba Drive, in the same area.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board enter into an Easement Agreement with Toronto Hydro and the City of Toronto, with respect to the lands described on Appendix "A" of this report; and subject to obtaining the necessary City of Toronto authorization, on such terms and conditions as may be satisfactory to the Chief Executive Officer, the Deputy City Manager, Corporate Services (the "DCM") or her designate, and in a form satisfactory to the City Solicitor.

FINANCIAL IMPACT

The consideration paid by Toronto Hydro for the easement is \$39,000 that relates to the easement over the Exhibition Place lands.

DECISION HISTORY

At its meeting of September 6, 2013, the Board approved of a tri-partite easement agreement between Toronto Hydro, the City, and the Board with respect to lands adjacent to the lands that are the subject matter of the report. This agreement was approved by City Council at its meeting of October 8, 9, 10 and 11, 2013, Item EX34.25: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EX34.25>

At its meeting of April 24, 2015, the Board of Governors of Exhibition Place approved, subject to the approval of City Council, entering into a tri-partite Easement Agreement with Toronto Hydro and the City of Toronto (or an amendment of the existing tri-partite Agreement) with respect to the lands described on Appendix "A" of the April 2015 report from the CEO of Exhibition Place. This agreement was approved by City Council at its meeting of June 10, 11 and 12, 2015, Item EX6.16: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX6.16>

COMMENTS

In 2011, Exhibition Place received from Toronto Hydro a proposal for the construction of new cable chambers and conduits on Exhibition Place grounds in order to re-route existing feeders to the new GO Transit bridge on Strachan Avenue as part of the airport link project. This infrastructure begins at Strachan Station on the Exhibition Place grounds, runs west under Manitoba Drive to the west side and then veers north through Parking Lot "P" and then continues north by tunneling under the CPR and TTC tracks.

In 2013, an easement was granted to Toronto Hydro through a tri-partite agreement with the City, the Board, and Toronto Hydro. However, it later came to the attention of the parties that the easement needed to be extended to address some adjacent lands not previously designated but part of the same project. Accordingly, Exhibition Place worked with the City of Toronto's Real Estate Services to obtain approval of an easement between the parties for such adjacent lands. In 2016, a supplemental easement was granted to Toronto Hydro for the adjacent lands.

Toronto Hydro requires an additional supplemental easement over the Exhibition Place lands adjacent to the lands that are the subject matter of the existing 2013 and 2015 easements and related to the installation of new underground cabling duct structure to supply the Exhibition Place metering cabinets project within the General Services building, as well as, cabling for two feeders that belong to Toronto Hydro.

This easement is for two short sections of duct bank and cable from the existing cable chamber number 10778, west along Manitoba Drive, west of the General Services Building, north of the Enercare east loading docks, to cable chamber number 15719 in the same area. The second section is from cable chamber number 15720, west to cable chamber number 11028 on Manitoba Drive, in the same area.

The City's Corporate Real Estate Management ("CREM") staff worked with its appraiser to complete a valuation of the proposed easement interest and have determined the easement fee to be paid by Toronto Hydro is at fair market value.

Exhibition Place is working with CREM to follow and comply with all City administrative processes to allow for the approval of this supplemental easement, and this report is recommending the Board be a party to the tri-partite easement agreement with the City of Toronto and Toronto Hydro or an amendment of the existing tri-partite easement agreements.

CONTACT

Hardat Persaud, Chief Financial Officer & Corporate Secretary, 416-263-3031,
hpersaud@explace.on.ca

Mark Goss, General Manager - Operations, 416-263-3660, mgoss@explace.on.ca

SIGNATURE

Don Boyle
Chief Executive Officer

ATTACHMENTS

Appendix "A" - Hydro Easement, Map of Description of Lands