



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### Algonquin Island Bridge Rehabilitation

**Date:** June 22, 2020

**To:** General Government and Licensing Committee

**From:** Executive Director, Corporate Real Estate Management

**Wards:** Ward 10 – Spadina-Fort York

#### **REASON FOR CONFIDENTIAL INFORMATION**

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This report relates to a proposed or pending disposition of land by the City of Toronto (the "City"), and a position to be applied to negotiations to be carried on by the City.

#### **SUMMARY**

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This report seeks authority for the Director, Transaction Services, Corporate Real Estate Management, to approve certain licenses, easements, and consents required for the relocation of existing utilities, and amendments to existing leases with community boat clubs, as necessary for the Algonquin Island Bridge Rehabilitation Project (the "Project").

#### **RECOMMENDATIONS**

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The Executive Director, Corporate Real Estate Management, recommends that:

1. City Council authorize the granting of licenses, easements and consents, and entering into of other agreements, as outlined below, on terms satisfactory to the Director, Transaction Services, Corporate Real Estate Management, in accordance with the confidential instructions to staff in Confidential Attachment 1, to facilitate temporary and permanent utility relocations as may be required in connection with the Algonquin Island Bridge Rehabilitation Project (the "Project"):

(a) Licences to existing utility providers (the "Utility Providers");

(b) Easements to Utility Providers, subject to any such easements for terms of 21 years or more having been declared surplus and the real estate disposal process set

out in Chapter 213 of the City of Toronto Municipal Code complied with, and other agreements with Utility Providers relating to their ongoing use of lands on Ward's Island, Algonquin Island, and the channel in between Ward's Island and Algonquin Island; and,

(c) Consents, as lessee pursuant to the Toronto Islands Residential Community Stewardship Act, 1993, to the grant of licences, easements, and other property interests by the Province of Ontario, as the owner of certain lands on Ward's and Algonquin Islands, to Utility Providers.

2. City Council authorize amendments be made to the existing lease agreements with Toronto Island Canoe Club, Sunfish Cut Boat Club, and Queen City Yacht Club (the "Boat Club Tenants"), including but not limited to temporarily reducing the leased premises in each case, and authorize the entering into new lease agreements with the Boat Club Tenants where appropriate, as may be required in connection with the Project, on terms satisfactory to the Director, Transaction Services, Corporate Real Estate Management.

3. City Council authorize severally each of the Director, Transaction Services, Corporate Real Estate Management and Manager, Transaction Services, Corporate Real Estate Management to execute agreements and other documents relating to the transactions identified in Recommendations 1 and 2 on behalf of the City.

4. City Council adopt the confidential instructions to staff contained in Confidential Attachment 1.

5. City Council direct that Confidential Attachment 1 remain confidential, as it relates to a proposed or pending disposition of land by the City, and a position to be applied to negotiations to be carried on by the City.

## **FINANCIAL IMPACT**

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There is no financial impact as a result of this report. Funds required for the bridge rehabilitation have been allocated and approved as part of the City's Transportation Services 2020 Capital Budget.

The Chief Financial Officer and Treasurer has reviewed this report and agree with the financial impact information.

## **DECISION HISTORY**

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At its meeting of September 22, 23, 24 and 25, 2003, City Council adopted Report Number 7(1), "Renewal of Leases for the Boat Clubs Located on City of Toronto Property", and authorized recreational community boat club leases.

<https://www.toronto.ca/legdocs/2003/agendas/council/cc030922/edp7rpt/agendain.pdf>

## COMMENTS

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The Algonquin Island Bridge is the primary and only fixed access for pedestrians, bicycles and service vehicles between Algonquin Island and Ward's Island on the Toronto Islands. Originally constructed in 1938, the structure was rehabilitated in 1998, with ongoing maintenance. Due to the age and historical significance of this bridge, an Environmental Assessment was required to determine how best to address the physical condition and present rehabilitation needs of it.

The Environmental Assessment, completed in 2014, recommended entirely replacing the existing bridge. However, in 2016 a detailed Condition Assessment was conducted and, as a result, City Staff recommend a course of action, as supported by the 2016 Condition Assessment, to safely rehabilitate the bridge instead of replacing it.

The first phase of the Project involves the temporary relocation of hydro and telecommunications lines, and the permanent relocation of a gas line. This work will require access by Utility Providers to lands on Ward's Island, Algonquin Island and the channel area in between that is traversed by the bridge. After utility relocations are completed, the bridge substructure (piers, pier foundations, pile cap beams and piles) will be replaced. The bridge will remain open to pedestrians and vehicles throughout the Project, however the maximum vehicle load limit will be reduced from the existing 12 tonnes to nine (9) tonnes, for the duration of the Project.

Pursuant to the Toronto Islands Residential Community Stewardship Act, 1993, the Province of Ontario owns the portions of Ward's Island and Algonquin Island in the vicinity of the bridge, and leases parts of these lands to the City for a term ending on December 15, 2092. The channel area in between is owned by the City. The City subleases provincial land and leases adjacent water lot areas in the channel in immediate proximity to the bridge to the Boat Club Tenants, for a term expiring on July 31, 2025. The boat club leases were authorized by Council in 2003. Amendments to the existing agreements cannot be executed through Real Estate Delegated Authorities and require City Council authorization.

As such, although the property requirements for the Project have not been fully defined at this stage, it is anticipated that several Utility Providers will require licences to access these areas, and in some cases, long-term arrangements with the City and eventually the Province may be required to accommodate permanent utility realignments. The necessary utility work is expected to have only minor impacts, if any, on the Boat Club Tenants' operations. However, the work on the bridge substructure is expected to require a portion of tenanted lands for construction staging, as well as the removal of docks in proximity to the bridge. Therefore, a range of possible amendments to existing Boat Club Tenants' lease arrangements may be required to accommodate the Project.

Delegated authority for the Director, Transaction Services, Corporate Real Estate Management to approve the granting and amendment of rights in relation to lands affected by the Project, beyond what is provided for in existing delegated authorities, is being sought at this time, in order to avoid delay to the Project.

## **CONTACT**

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## **SIGNATURE**

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Patrick Matozzo  
Executive Director, Corporate Real Estate Management

## **ATTACHMENTS**

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Appendix A - Aerial Photo and Location Map  
Confidential Attachment 1

# APPENDIX A - ARIAL PHOTO AND LOCATION MAP

