

## **Expropriation of 81 Bloor Street East and 40/42 Hayden Street for the Bloor-Yonge Capacity Improvement Project - Stage 2**

**Date:** December 22, 2021

**To:** General Government and Licensing Committee

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

**Wards:** 11 - University-Rosedale

### **REASON FOR CONFIDENTIAL INFORMATION**

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This report deals with a proposed or pending acquisition of land interests by the City of Toronto (the "City").

### **SUMMARY**

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On June 8, 2021, City Council authorized the initiation of expropriation proceedings for fee simple interests in the properties municipally known as 81 Bloor Street East and 40/42 Hayden Street (the "Property Requirements").

The Property Requirements are required for the purposes of constructing a new alternative station entrance, emergency exit and electrical substation facility as part of the Toronto Transit Commission ("T.T.C.") Bloor-Yonge Capacity Improvement ("B.Y.C.I.") project (the "Project").

This report relates to the second stage of the expropriation process. During the first stage and in accordance with the Expropriations Act, Notices of Application for Approval to Expropriate were served on all applicable "registered owners", who had 30 days to request an inquiry into whether the proposed taking is fair, sound, and reasonably necessary. No requests were received and City Council may now approve the expropriation by this Stage Two report. If authorized, the Expropriation Plans will be registered and associated notices served. Statutory Offers of Compensation must be served prior to the City taking possession of the expropriated properties.

The Property Requirements are set out in Appendix A and shown on the reference plan attached as Appendix C.

## **RECOMMENDATIONS**

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

1. City Council, as the Approving Authority under the Expropriations Act, approve the expropriation of the Property Requirements as set out in Appendix A and as identified on the Reference Plans attached as Appendix C, for the T.T.C. Bloor-Yonge Capacity Improvement project.
2. City Council authorize 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, the preparation and registration of Expropriation Plans and service of Notices of Expropriation, Notices of Election and Notices of Possession, as may be required.
3. City Council authorize the Executive Director, Corporate Real Estate Management, or their designate, to prepare and serve Offers of Compensation based on a report appraising the market value of the Property Requirements in accordance with the requirements of the Expropriations Act.
4. City Council authorize the public release of the confidential information contained in Confidential Attachment 1 once there has been a final determination of all claims for compensation payable to the property owners to the satisfaction of the City Solicitor.

## **FINANCIAL IMPACT**

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

Funding to acquire the Property Requirements and the disbursement of all anticipated costs associated with the proposed expropriations is available in the 2021-2030 Council Approved Capital Budget and Plan for the T.T.C. under CTT155-01 Yonge-Bloor Capacity Improvement.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact Section.

## **DECISION HISTORY**

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On June 8, 2021, City Council adopted GL23.8 and approved the application for approval to expropriate the fee simple interests at 81 Bloor Street East and 40-42 Hayden Street for the Bloor-Yonge Capacity Improvement Project.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.GL23.8>

On August 26, 2019, the Government of Canada announced priority funding consideration would be given to the Project and is setting aside \$0.5 billion in federal funding through the Public Transit Infrastructure Stream, subject to conditions being met, including final approval by the Treasury Board. All three levels of government are expected to contribute \$0.5 billion towards the estimated \$1.5 billion Project.

<https://www.canada.ca/en/office-infrastructure/news/2019/08/getting-torontonians-moving-making-crucial-investments-in-public-transit.html>

On October 29, 2019, City Council adopted EX9.1 and approved the Preliminary Agreement with the Province as a starting framework for agreements that will result in significant new transit investment in Toronto to both maintain and expand the existing transit systems. As a part of this agreement, the Province of Ontario committed to endorse the Project under the Investing in Canada Infrastructure Plan - Public Transit Infrastructure Fund 2 program.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX9.1>

On April 16, 2019, City Council endorsed the B.Y.C.I. through the adoption of EX4.1 as a priority project under the City of Toronto's funding allocation of the Investing in Canada Infrastructure Plan - Public Transit Infrastructure Fund.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX4.1>

On April 11, 2019 the T.T.C. Board approved "Line 1 Capacity Requirements - Status Update and Preliminary Implementation Strategy", which outlined next steps to achieve capacity improvements and accommodate forecast demand on Line One. The expansion of Bloor-Yonge Station was identified as one of the key components to address capacity of the subway system, which would accommodate passenger and transfer growth at that station.

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2019/April 11/Reports/Decisions/18 Line 1 Capacity Requirements Status Update Decision.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2019/April%2011/Reports/Decisions/18%20Line%201%20Capacity%20Requirements%20Status%20Update%20Decision.pdf)

In May 2017, City Council requested the T.T.C. to report on the status of plans to expand Bloor-Yonge interchange station, including estimated costs, timelines and potential capacity added to Line One. At the time, City Council also confirmed the expansion of the station as a priority project for Provincial and Federal Funding.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX25.1>

## **COMMENTS**

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The Bloor-Yonge Station is a major transfer point in the T.T.C. subway system. Line One is expected to experience significant ridership growth reflecting ridership generated from population growth from within and outside the City of Toronto and the implementation of transit expansion initiatives. It is anticipated that without modifications to Bloor-Yonge Station, overcrowding will increase dwell times, create bottle necks and reduce the level of service to customers at both this critical interchange station and Lines One and Two.

The Bloor-Yonge Capacity Improvement project, ("B.Y.C.I.") is a critical component of addressing capacity constraints on Line One, and is expected to mitigate impacts on the Bloor-Yonge Station described above.

A component of the B.Y.C.I necessitates a new permanent alternative station entrance, emergency egress and an electrical substation (the "Works") at Bloor-Yonge Station, for which Property Requirements are needed and are proposed to proceed in 2022. The main B.Y.C.I. project works are scheduled to commence in 2024. The Property Requirements have been identified by the T.T.C. as the most feasible option from an engineering and customer service perspective to support the Works.

In June 2021, City Council authorized staff to initiate Stage One expropriation proceedings. Subsequently, Notices of Application for Approval to Expropriate were served on all applicable registered property owners and published in the newspaper. The registered owners had 30 days to request an inquiry into whether the proposed taking is fair, sound, and reasonably necessary. No requests were received.

To ensure that the Project's construction schedule is maintained it is recommended that City Council, as Approving Authority under the Expropriations Act, approve the expropriation of the Property Requirements, and authorize the City, as the Expropriating Authority, to take all necessary steps to proceed with Stage Two of the expropriation. If authorized, the Expropriation Plans will be registered and associated notices served. Statutory Offers of Compensation must be served prior to the City taking possession of the expropriated properties. This report seeks authority to serve the Offers of Compensation on the registered owners in accordance with the requirements of the Expropriations Act.

## **CONTACT**

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Michael Stevenson, Director, Third Party - Property and Planning, Toronto Transit Commission, 416-590-6045, [Michael.Stevenson@ttc.ca](mailto:Michael.Stevenson@ttc.ca)

## **SIGNATURE**

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Patrick Matozzo  
Executive Director, Corporate Real Estate Management

## **ATTACHMENTS**

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Appendix A - Table of Property Requirements

Appendix B - Location Maps

Appendix C - Plan of Survey

Confidential Attachment 1 - Details on Values of Property Requirements

## Appendix A - Table of Property Requirements

Municipal Address	Required Interest	Area (square meters)	Legal Description
81 Bloor Street East	Fee Simple	520	PT PARKLT 8 CON 1 FTB TWP OF YORK AS IN CT770650; S/T INTEREST IN CT770650; CITY OF TORONTO; BEING ALL OF PIN 21108-0192(LT)
40/42 Hayden Street	Fee Simple	371	PT LT 8 N/S HAYDEN ST PL 163 TORONTO AS IN EP138130 & CA755923 EXCEPT THE EASEMENT THEREIN; S/T CA755923; CITY OF TORONTO; BEING ALL OF PIN 21108-0152 (LT)

## Appendix B - Location Maps



