

Application for Approval to Expropriate 320-326 Bloor Street West for the Spadina Station Streetcar Platform Extension - Stage 1

Date: April 17, 2024

To: General Government Committee

From: Executive Director, Corporate Real Estate Management

Wards: 11 - University-Rosedale

SUMMARY

This report seeks authority to initiate expropriation proceedings for permanent and temporary easement interests in part of the property municipally known as 320-326 Bloor Street West. The purpose of extending the platform at Spadina Station is to accommodate two low floor light rail vehicles as part of the Toronto Transit Commission project relating to the Line 2 Capacity Enhancement Program.

This is Stage 1 of the expropriation process. Should City Council adopt the recommendations in this report, staff will serve and publish the Notice of Application for Approval to Expropriate Land on each registered owner. Owners, as defined in the Expropriations Act (the "Act"), will have 30 days to request a hearing into whether the City's proposed taking is fair, sound and reasonably necessary.

Staff will report back to City Council with a Stage 2 report, providing details on property values and other costs, and if a hearing is requested, the report of the Ontario Land Tribunal. The proposed expropriations would only be effected after adoption by City Council, as approving authority, of the Stage 2 report, by registration of an expropriation plan(s), which would then be followed by the service of notices as required by the Act.

Before the City could take possession of the expropriated properties, offers of compensation based on appraisal reports must be served on each registered owner.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management, to continue negotiations to acquire the property interests set out in Appendix A (the "Property Requirements") and as illustrated in the draft reference plan set out in Appendix B, and City Council authorize the initiation of expropriation proceedings for the Property Requirements, for the purpose of extending the platform at Spadina Station in order to accommodate two streetcar vehicles as part of the Line 2 Capacity Enhancement Program (the "Project"), if the Executive Director, Corporate Real Estate Management, deems it necessary or appropriate to proceed in that manner.
2. City Council grant authority to serve and publish the Notices of Application for Approval to Expropriate Land for the Property Requirements, to forward to the Ontario Land Tribunal any requests for hearings that are received, to attend the hearing(s) to present the City's position, and to report the Ontario Land Tribunal's recommendations to City Council for its consideration.

FINANCIAL IMPACT

The costs to serve and publish the required Notices of Application for Approval to Expropriate Land, together with any costs related to attendance at the hearing(s), if any, will be funded from the 2024-2033 Capital Budget for the Toronto Transit Commission (TTC) under account CTT157.

Before proceeding with the expropriation, staff will report to City Council through the General Government Committee for approval of the expropriations (the "Stage 2 Report"). The Stage 2 Report will identify the estimated funding requirement and the funding source for the market value of the Property Requirements, as well as any other anticipated costs including disturbance damages, legal and appraisal costs, land transfer tax costs, and all other associated costs stipulated under the Act.

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

DECISION HISTORY

At its meeting on January 27, 2020, the TTC Board approved BU15.2q authorizing \$817 million of the total estimated cost of the \$3.92 billion required to initiate the Line 2 Capacity Enhancement program.

<https://www.ttc.ca/All-public-meetings/board/2020/Board-Meetings-January-27?tab=0>

COMMENTS

The extension of the Spadina Station platform has been identified as an important component of the TTC's Line 2 Capacity Enhancement Program. Currently, the limited capacity of the platform to accommodate one streetcar vehicle requires more time to load and unload passengers resulting in congestion at Spadina Station during rush

hours, causing safety concerns. With the passenger volume expected to continue increasing in the coming years, extending the platform to accommodate two streetcar vehicles at the same time will need to be addressed.

The property is a commercial building located at Spadina Road and Bloor Street West. The TTC requires a temporary easement for two years with a further one (1) year option to extend for access to the property and a permanent subsurface easement to extend the platform.

Negotiations with the owner to acquire the Project Requirements have been ongoing, however if a resolution is not achieved in the near term, construction timelines for the Project may be adversely impacted. Accordingly, City Council authority is requested to initiate expropriation proceedings for the Project Requirements.

CONTACT

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SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Appendix A - Table of Property Requirements
Appendix B - Draft Reference Plan

Appendix A – Table of Property Requirements

Municipal Address	Legal Description	Property Interests
Part of 320-326 Bloor Street West	Part of PIN 2121-0014(LT) Part of Lot 4, Plan M-2, shown as parts 1 and 2 on draft reference plan no.17- 22-65011	Temporary Easement
Part of 320-326 Bloor Street West	Part of PIN 2121-0014(LT) Part of Lot 4, Plan M-2, shown as parts 3, 4 and 5 on draft reference plan no.17-22-65011	Below Grade Permanent Easement

