

Expropriation of Property Interests at 320-326 Bloor Street West for the Spadina Station Streetcar Platform Extension - Stage 2

Date: April 28, 2025

To: General Government Committee

From: Executive Director, Corporate Real Estate Management

Wards: 11- University-Rosedale

REASON FOR CONFIDENTIAL INFORMATION

This report is about a proposed or pending land acquisition or disposition of land by the City of Toronto (the "City").

SUMMARY

On May 22 and 23, 2024, City Council authorized the initiation of expropriation proceedings for permanent and temporary easement interests, in part of the property municipally known as 320-326 Bloor Street West, for the purposes of extending the platform at Spadina Station to accommodate two low floor light rail vehicles as part of the Toronto Transit Commission (TTC) project relating to the Line 2 Capacity Enhancement Program (the "Project"). The Project forms a part of the TTC 2024-2033 Capital Budget.

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" and published in the newspaper. Parties with affected interests in the land had 30 days to request an inquiry into whether the proposed taking is fair, sound, and reasonably necessary. No requests were received within the 30-day period, and City Council may now approve the expropriation by this Stage 2 report. If authorized, an Expropriation Plan 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 draft reference plan attached as Appendix B.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management recommends that:

1. City Council, as approving authority under the Expropriations Act (the "Act"), approve the expropriation of temporary and below-grade permanent easements in part of the property municipally known as 320-326 Bloor Street West as set out in Appendix A (the "Property Requirements") and as identified on the draft reference plan attached as Appendix B.
2. City Council authorize the City, as expropriating authority under the Act, to take all necessary steps to comply with the Act, including but not limited to the preparation and registration of an Expropriation Plan, and service of Notices of Expropriation, Notices of Election and Notices of Possession, as may be required.
3. City Council authorize severally each of the Executive Director, Corporate Real Estate Management and the Director, Real Estate Services to prepare, execute and serve Offers of Compensation based on a report appraising the market value of the Property Requirements in accordance with the requirements of the 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 property transactions and claims for compensation relative to the Project, and only released publicly thereafter in consultation with the City Solicitor.

FINANCIAL IMPACT

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

Funding to acquire the Property Requirements is available in 2024-2033 Capital Budget for the TTC under account CTT157-01.

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

DECISION HISTORY

At its meeting on April 17, 2024, City Council adopted Item GG12.16 thereby authorizing the Executive Director, Corporate Real Estate Management to initiate expropriation proceedings for the Property Requirements.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.GG12.16>

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 is a key element of the TTC's Line 2 Capacity Enhancement Program. Extending the platform to accommodate two low floor light rail vehicles simultaneously will alleviate congestion at Spadina Station. 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 three years for access to the property and a permanent subsurface easement to extend the platform.

Pursuant to Council's authority and in accordance with the Act, Notices of Application for Approval to Expropriate Land were served on the registered owners and published in the newspaper. The City has not received any requests for hearings for the Property Requirements and the time limitation set out in the Act for giving notice of such a request has expired.

It is recommended that City Council, as approving authority under the Act, approve the expropriation of the Property Requirements and that City Council authorize the City as expropriating authority to take all necessary steps to proceed with the expropriation, so that Project construction deadlines are maintained. Negotiations will continue with the owners concurrently with the expropriation process to acquire the Property Requirements on mutually acceptable terms.

CONTACT

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SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Confidential Attachment 1
Appendix A - Table of Property Requirements
Appendix B - Draft Reference Plan

Appendix A – Table of Property Requirements

Municipal Address	Legal Description	Approximate Area (square metres)	Property Interests
Part of 320-326 Bloor Street West	Part of PIN 21212-0014(LT) Part of Lot 4, Plan M-2, shown as Parts 1 and 2 on Draft Reference Plan No.17-22-65011	140.3 square metres	Temporary Easement for three years
Part of 320-326 Bloor Street West	Part of PIN 21212-0014(LT) Part of Lot 4, Plan M-2, shown as Parts 3, 4 and 5 on Draft Reference Plan No.17-22-65011	140.3 square metres	Below-grade Permanent Easement

A permanent easement in, on, over and through the lands, for the purpose of constructing, excavating, installing, erecting, operating, using, maintaining, inspecting, altering, removing, replacing, repairing, enlarging, expanding, and reconstructing below grade subsurface transit and/or other municipal system(s) structures and facilities, including without limiting the generality of the foregoing, constructing and expanding underground platforms, which shall include all temporary utility relocation required to facilitate the works together with a right of ingress and egress with all such vehicles, materials, machinery, tools and equipment as may be reasonably necessary for such purposes and for all works or uses ancillary thereto (to expire after 999 years from the date of registration of the Expropriation Plan in the event that such perpetual duration is precluded by statutes or common law).

A temporary easement, in, on, over and through the lands for the purpose of all work ancillary and necessary to the constructing, excavating, installing, erecting, operating, using, maintaining, inspecting, altering, removing, replacing, repairing, enlarging, expanding and reconstructing of below grade subsurface transit and/or other municipal system(s) structures and facilities, including without limiting the generality of the foregoing, constructing and expanding underground platforms which shall include all temporary utility relocation required to facilitate the works, installation of construction hoarding and construction staging together with the right of ingress and egress with all such vehicles, materials, machinery, tools and equipment as may be reasonably necessary for such purposes and for all works or uses ancillary thereto or incidental to the exercise and enjoyment off the rights hereby granted for a period of three years to commence upon 90 days' written notice, but not to extend beyond December 31, 2029.

Appendix B – Draft Reference Plan

