

## **Expropriation of Property Interests near St. Clair West Station for the Fire Ventilation Upgrade Project - Stage 2**

**Date:** September 5, 2025

**To:** General Government Committee

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

**Wards:** 12 - Toronto-St. Paul's

### **REASON FOR CONFIDENTIAL INFORMATION**

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

### **SUMMARY**

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On June 26 and 27, 2024, Toronto City Council authorized the initiation of expropriation proceedings for permanent and temporary easements in parts of the property municipally known as 396 St. Clair Avenue West for the purpose of constructing a permanent fire ventilation storage room at Toronto Transit Commission's (T.T.C.) St. Clair West Station the (the "Project"). The Project forms a part T.T.C.'s St. Clair West Station Fire Ventilation Upgrade 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," 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 C.

## **RECOMMENDATIONS**

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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 the property interests set out in Appendix A (the "Property Requirements") and as identified on the draft reference plan attached as Appendix C.
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(s), 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 direct that the confidential information remains confidential until such time as all property transactions related to the Project have been completed and there has been a final determination of the compensation payable in connection with expropriation claims relative to the Project, and authorize the public release of Confidential Attachment 1 thereafter in consultation with the City Solicitor.

## **FINANCIAL IMPACT**

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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 the 2025-2034 Council Approved Capital Budget and Plan for the T.T.C. under Program 3.9 Building and Structures, Line 1 Capacity Enhancements Project (account CTT156-1).

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

## **DECISION HISTORY**

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At its meeting of June 26 and 27, 2024, City Council adopted Item GG13.13, thereby authorizing the Executive Director, Corporate Real Estate Management, to initiate expropriation proceedings for the Property Requirements.

<https://www.toronto.ca/legdocs/mmis/2024/gg/bgrrd/backgroundfile-245806.pdf>

At its meeting on June 12, 2023, the T.T.C. Board authorized the request for the City of Toronto to commence the property acquisition and or the expropriation process for the Project.

[https://cdn.ttc.ca/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2023/June-12/7\\_St\\_Clair\\_West\\_Station\\_Fire\\_Ventilation\\_Upgrade\\_Project.pdf?rev=b3d5029b95d5461f9146a26aalaff66&hash=56F65EE905C6E1103AD32317EC56DFE4](https://cdn.ttc.ca/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2023/June-12/7_St_Clair_West_Station_Fire_Ventilation_Upgrade_Project.pdf?rev=b3d5029b95d5461f9146a26aalaff66&hash=56F65EE905C6E1103AD32317EC56DFE4)

At its meeting on December 20, 2021, the T.T.C. Board endorsed the T.T.C.'s 2022-2036 Capital Investment Plan and Real Estate Investment Plan, which together laid out the requirements for this capital program.

[https://cdn.ttc.ca/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2021/Dec-20/3\\_TTC\\_15-Year\\_Capital\\_Investment\\_Plan\\_Real\\_Estate\\_Investment\\_Plan\\_and\\_20.pdf?rev=acee222d8f9143459f7cc3b6543790fa&hash=A35FF2B421B84FA770DE20CEDCD5BA97](https://cdn.ttc.ca/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2021/Dec-20/3_TTC_15-Year_Capital_Investment_Plan_Real_Estate_Investment_Plan_and_20.pdf?rev=acee222d8f9143459f7cc3b6543790fa&hash=A35FF2B421B84FA770DE20CEDCD5BA97)

## COMMENTS

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The T.T.C. has been completing ongoing upgrades to its fire ventilation infrastructure since 1998 to improve ventilation performance in the subway tunnels. The Project is a fire and life safety capital program that will ensure the safe evacuation of T.T.C. customers and employees from subway tunnels and stations in the event of a fire and smoke outbreak and will ensure the necessary ventilation requirements are in place to accommodate the increased train operations and capacity planned along Line 1.

The Project reduces risk, increases the reliability and performance of the transit system, and enhances customer and employee safety in the event of a subway system fire. It also supports initiatives to facilitate ridership growth, improve travel times and reduce crowding.

The Property Requirements are located in part of a commercial space, which the owner is currently using for storage, and are needed to complete the fire ventilation infrastructure upgrades.

Pursuant to City Council's authority and in accordance with the Act, Notices of Application for Approval to Expropriate Land were served on the registered owner(s) and published in the newspaper. The City has not received notice of any requests for a hearing of necessity, and the 30-day 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 owner concurrently with the expropriation process to acquire the Property Requirements on mutually acceptable terms.

## CONTACT

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Michael Stevenson, Head, Property, Planning and Development, Toronto Transit  
Commission, 416-518-9676, [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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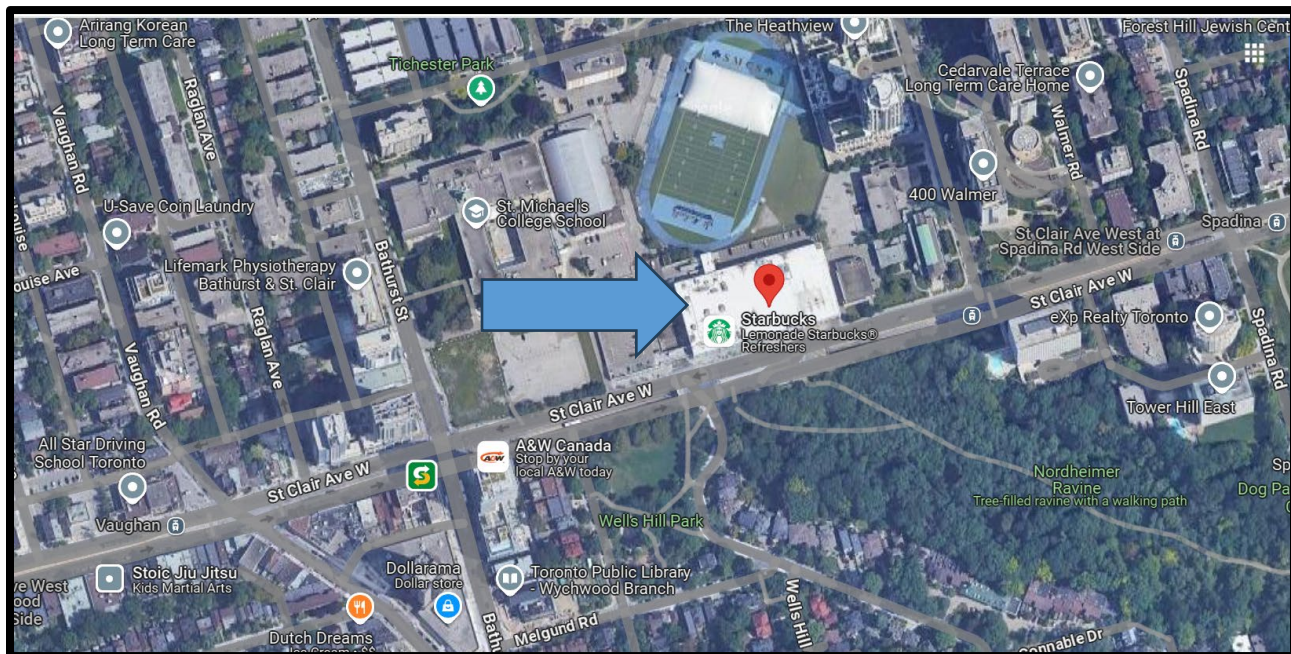
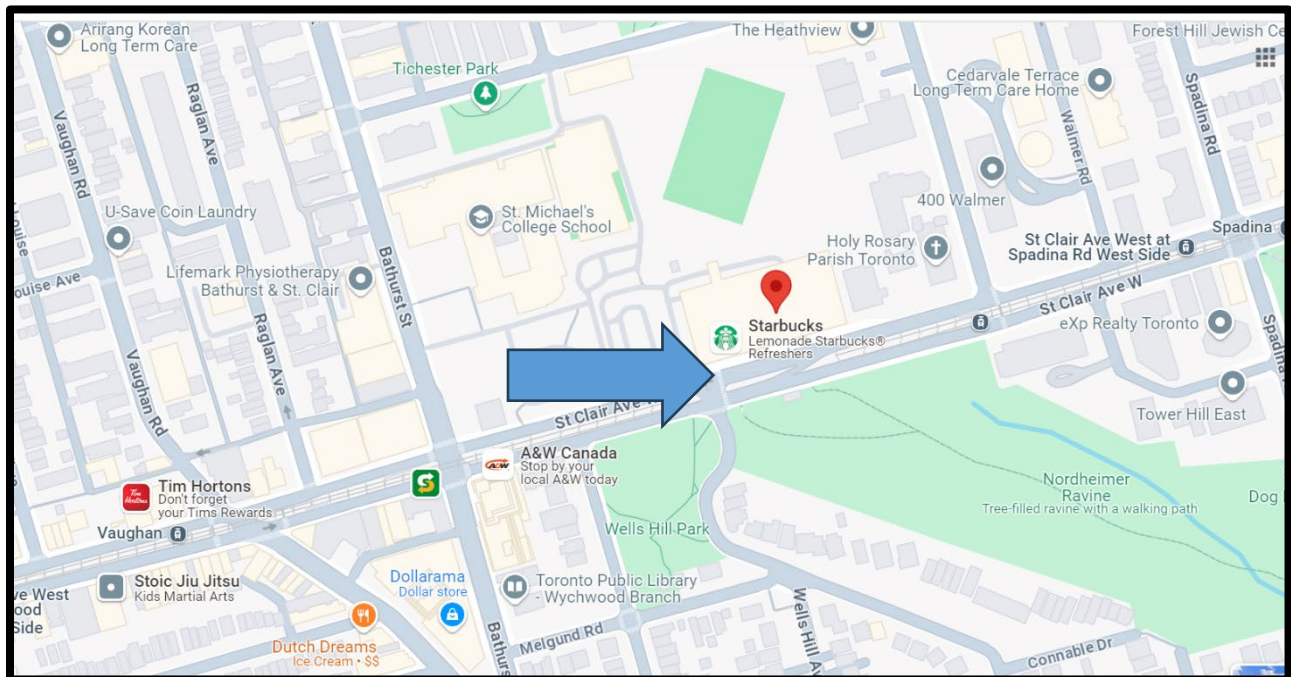
Confidential Attachment 1  
Appendix A - Table of Property Requirements  
Appendix B - Location Map  
Appendix C - Draft Reference Plan

## Appendix A – Table of Property Requirements

Municipal Address	Legal Description	Property Requirements
396 St. Clair Avenue West	PT LT a PL 1153 TWP of York PT 8 64R15141; PT LT a PL 1153 West Toronto Junction PT 9 64R15580 & PT 4 64R15141; PT LT 25 CON 3 FTB TWP of York Parts 1, 6, 7 64R15141, Parts 8,39-42,49-51,69-73,78-85,95,100-106 64R15580; S/T CA500745; Subject to an easement over Part 1 66R28457 as in AT4245801; City of Toronto; being PIN 10467-0017 (LT)	<p>Permanent easement shown as Part 1 on the draft reference plan attached as Appendix C</p> <p>Temporary easement shown as Parts 2 and 3 on the draft reference plan attached as Appendix C</p>



## Appendix B - Location Map



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