

Expropriation of Property Interests near Summerhill Station for the Secondary Exit Project - Stage 2

Date: November 21, 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 pending land acquisition by the City of Toronto (the "City").

SUMMARY

On October 1 and 4, 2021, City Council authorized the initiation of expropriation proceedings for a permanent and temporary easement for part of the properties municipally known as 10 and 20 Scrivener Square (the "Lands"), for the purposes of constructing an exit at Summerhill Subway Station (the "Station") as part of the Fire Ventilation Upgrade Project, of which the Second Exit Project (the "Project") is a component of, the Toronto Transit Commission ("T.T.C.").

On July 23 and 24, 2025, City Council authorized the initiation of expropriation proceedings for additional easement property interests that were identified by the T.T.C. and were necessary to further facilitate the Project. The permanent and temporary easements from the October 1 and 4, 2021 City Council meeting were restated and incorporated into this report along with the new easements.

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 Lands are set out in Appendix A and shown on the draft reference plan attached as Appendix C.

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 the permanent and temporary easements in part of the properties municipally known as 10 and 20 Scrivener Square as set out in Appendix A (the "Lands") 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, 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 Lands 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 the compensation payable to the property owners by arbitration, appeal or settlement to the satisfaction of the City Solicitor.

FINANCIAL IMPACT

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

Funding to acquire the Lands is available in the 2025-2034 Council Approved Capital Budget and Plan for the T.T.C. under Program 3.9 Building and Structures, Fire Ventilation Upgrade Project (account CTT024-1).

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

DECISION HISTORY

At its meeting of July 23 and 24, 2025, City Council adopted Item GG23.27 thereby authorizing the Executive Director, Corporate Real Estate Management to initiate expropriation proceedings for the restated and additional Lands.

<https://www.toronto.ca/legdocs/mmis/2025/gg/bgrd/backgroundfile-256904.pdf>

At its meeting of October 1 and 4, 2021, City Council adopted Item GL25.12 thereby authorizing the Executive Director, Corporate Real Estate Management to initiate expropriation proceedings for the Lands.

<https://www.toronto.ca/legdocs/mmis/2021/gl/bgrd/backgroundfile-170359.pdf>

On February 25, 2020, the T.T.C. Board approved "Summerhill Station – Second Exit/Entrance Authorization of Third Party Design/Construction Agreement and Property Acquisition", which included a recommendation to "approve the property acquisition recommendations set out in Attachment 1 - Confidential Information".

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2020/February 25/Reports/3 Summerhill Station Second Exit Entrance Authorization of T.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2020/February%2025/Reports/3%20Summerhill%20Station%20Second%20Exit%20Entrance%20Authorization%20of%20T.pdf)

On September 28, 2015, the T.T.C. Board approved the "Planning and Consultation Process for Second Exits - Chester Station Update Report", which included recommendations for "a modified process for the second exits located in more commercial/dense urban environments: College, Dundas, Museum, Summerhill and Dundas West".

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2015/September 28/Reports/Chester Station Planning and Consultation Process for Second.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2015/September%2028/Reports/Chester%20Station%20Planning%20and%20Consultation%20Process%20for%20Second.pdf)

COMMENTS

In 2016, Tricon/Diamond Corporation (the "Developer") and T.T.C. initiated discussions on the feasibility of locating the second exit within the Scrivener Square Development (the "Development") and to have the Developer construct the Project on T.T.C.'s behalf and at T.T.C.'s expense.

The Station's second exit will benefit T.T.C. customers as well as the surrounding community by addressing fire/life safety needs of the Station and serving as a new entrance to the Station within the neighbourhood. Having the facility constructed as part of the Development will ensure the design is integrated within the new building envelope, landscaping and urban design approach of the area. Allowing the Developer to construct the Project will minimize disruption on the community and will ensure both the Development and the Project are constructed in an efficient and timely manner.

Once constructed, the Station's second exit will be operated and maintained by the T.T.C., except for the structural portions of the facility within the boundaries of the Development.

Additional temporary and permanent property requirements outside of the Development are required to implement the Project. These additional property requirements are described as the Lands.

Negotiations with the owners to acquire the Lands have been ongoing. In order to ensure delivery of the Lands to meet the Project construction schedule, it is now

appropriate to seek City Council authority to acquire the Lands, and where appropriate and if necessary, initiate expropriation proceedings.

Pursuant to 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 Lands 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 Lands on mutually acceptable terms.

CONTACT

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SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Confidential Attachment 1
Appendix A - Legal Description of the Lands
Appendix B - Location Map
Appendix C - Reference Plan 66R-34714

Appendix A – Legal Description of the Lands

Municipal Address	Legal Description	Property Interests
20 Scrivener Square (TSCC 1476 Thornwood)	Part of Common elements of TSCC 1476	Three Year Temporary Easement Parts 9 and 20 on Plan 66R-34714 in Appendix C
10 Scrivener Square (North Toronto Station)	<p>Block 13 and Part of Blocks 1, 2, 14, 15, 16 & 17, Plan 66M2315, Designated as Parts 2 to 25 & 27 to 35, Plan 66R19784, City of Toronto; S/T Easements as set out in CA407462, E460363, AT 3551; T/W Easements as set out in CA140512, AT3551; being part of PIN: 21119-0346 (LT) in the Land Registry Office of Toronto (No. 66) in Land Titles Division; and</p> <p>Blocks 5 and 9, Plan 66M2315, City of Toronto; T/W a Right over Part Lots 1 & 2, Plan 277Y, Des. as Parts 78 & 79, Plan 66R17400 as set in CA140512; T/W a R.O.W. over Blocks 10 & 11, Plan 66M2315 as set out in E140445; S/T an Easement in favour of Toronto Transit Commission in & through Part Blocks 5 & 9, Plan 66M2315, Des. as Parts 13, 21, 92 & 97 PL 66R17400 as set out in CA407462; S/T an Easement in favour of The Ontario and Quebec Railway Company for support over Part of Block 5, Plan 66M2315, Des. as Part 5, Plan 66R17400 as set out in No. CA140502; City of Toronto; being part of PIN: 21119-0354 (LT) in the Land Registry Office of Toronto (No. 66) in Land Titles Division.</p>	<p>Permanent Easement</p> <p>Parts 3, 6, 8, 15, 17 and 19 on Plan 66R-34714 in Appendix C</p> <p>Three Year Temporary Easement</p> <p>Parts 1, 2, 4, 7, 10, 11, 12, 13 and 18 on Plan 66R-34714 in Appendix C</p>

Appendix B - Location Map



