

Approved pursuant to the Delegated Authority contained in Article 1 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Leila Valenzuela	Division:	Corporate Real Estate Management
Date Prepared:	October 30, 2020	Phone No.:	(416) 392-7174
Purpose:	To declare surplus two (2) City-owned heritage freight elevator shafts at Union Station and to authorize the invitation of an offer to purchase these elevator shafts from Metrolinx.		
Property:	Two heritage freight elevator shafts located at Union Station at 71 Front Street West, legally described as Part of Lot 9 on D-970 and Part of Lot 4 on Plan 12164, being Part of PIN 21395-0019 (LT) and part of PIN 21396-0141(LT), respectively, and designated as Parts 1 and 2 on attached Plan 66R-31515 (the "Elevator Shafts").		
Actions:	<ol style="list-style-type: none"> 1. The Elevator Shafts be declared surplus, and an offer to purchase the Elevator Shafts be invited from Metrolinx. 2. Notice be published in a newspaper in circulation in the area of the Elevator Shafts and be posted on the City's website. 3. All steps necessary to comply with the City's real estate disposal process, as set out in Chapter 213 of the City of Toronto Municipal Code, be taken. 		
Financial Impact:	<p>There are no financial implications resulting from this approval.</p> <p>The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.</p>		
Background:	<p>On January 9, 2020, Metrolinx expropriated certain portions of Union Station, including the unexcavated lands behind Union Station, together with a temporary construction easement over the rest of Union Station, for the purpose of constructing the Union Station Enhancement Project, Package 1 ("USEP 1").</p> <p>Pursuant to Item EX16.6, as adopted by City Council at its meeting held on September 30, October 1 and 2, 2020, City Council authorized the City to enter into a Design and Construction Agreement with Metrolinx, which includes provisions that are intended to mitigate the potentially adverse impacts of USEP 1 on Station operations.</p> <p>In order to facilitate USEP 1, Metrolinx has requested to purchase the Elevator Shafts in order to build new stairways to the widened Platform 20/21, currently servicing VIA Rail. The widened platform will accommodate a higher volume of passengers, and these additional vertical access points are required to safely manage the flow of passengers. The Elevator Shafts are located north of the proposed new south concourse to be constructed by Metrolinx as part of USEP 1. One Elevator Shaft is located in the City-owned York West Teamway, between elevation 77.75 (top of Teamway slab) and elevation 82.86 (lower boundary of Metrolinx-owned property above), shown as Part 1 on Plan 66R-31515. The other Elevator Shaft is located in the Metrolinx-owned York Concourse, but it extends down into and below the City-owned retail level, between elevation 71.95 (top of elevator pit slab) and elevation 77.96 (lower boundary of Metrolinx-owned York Concourse above), shown as Part 2 on Plan 66R-31515. The City will retain ownership of the area below this Elevator Shaft, shown as Part 3 on Plan 66R-31515.</p>		
Comments:	A circulation to the City's Divisions and Agencies was undertaken to ascertain whether or not there is any municipal interest in retaining the Elevator Shafts. No municipal interest was expressed. Accordingly, it is appropriate that the Elevator Shafts be declared surplus. The Technical Review Committee has reviewed this matter and concurs.		
Property Details:	Ward:	10 – Spadina – Fort York	
	Assessment Roll No.:		
	Approximate Size:	Part 1 – 3.66 m. x 8.03 m.; Part 2 - 3.04 m. x 6.73 m.	
	Approximate Area:	Part 1 – 29.4 sq. m; Part 2 - 20.5 sq. m.	
	Other Information:		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lands are located within the Green Space System or the Parks & Open Space Areas of the Official Plan.		

Pre-Conditions to Approval:

- (1) **Highways** - The General Manager of Transportation Services has concurred in the Highway being declared surplus conditional upon City Council approving the permanent closure of the Highway.
- (2) **Lands located within the Green Space System and the Parks & Open Space Areas of the Official Plan** - The Chief Planner & Executive Director of City Planning and the General Manager of Parks, Forestry & Recreation have confirmed that the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility.

Deputy City Manager, Corporate Services has approval authority for:

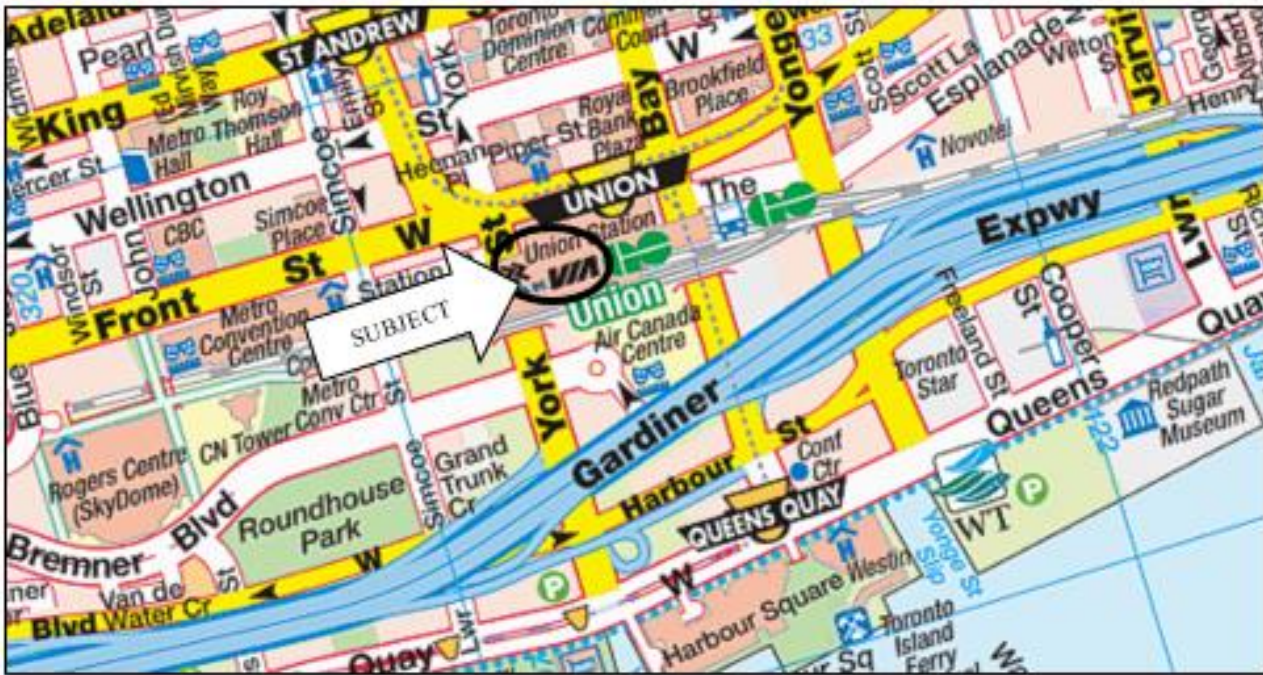
- (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the General Government and Licensing Committee (§ 213-6).
 - Councillor does not require the declaration of surplus or the intended manner or process by which the sale of the land will be carried out to be determined by Council.
- (2) determining the method of giving notice to the public, following consultation with the local Councillor (§ 213-7).
 - Councillor has been consulted regarding method of giving notice to the public.
- (3) exempting sales to the following public bodies from the requirement for an appraisal, provided that the local Councillor (or if the land abuts other wards, the local Councillors) does not require the determination to be made by Council (§ 213-4):
 - (a) a municipality
 - (b) a local board, including a school board and a conservation authority
 - (c) the Crown in right of Ontario or Canada and their agencies
 - n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (3)(a)-(c) applies.]**
- (4) exempting the sale of land in the following classes from the requirement for an appraisal and/or for notice to the public, provided that the local Councillor(s) (if the land abuts other wards) does not require the determination to be made by Council (§ 213-5):
 - (a) land 0.3 metres or less in width acquired in connection with an approval or decision under the *Planning Act*
 - (b) closed highways if sold to an owner of land abutting the closed highways
 - (c) land formerly used for railway lines if sold to an owner of land abutting the former railway land
 - (d) land does not have direct access to a highway if sold to the owner of land abutting that land
 - (e) land repurchased by an owner in accordance with section 42 of the *Expropriations Act*
 - (f) easements
 - n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**
 - n/a Councillor(s) agrees with exemption from notice to the public. **[Revise box to an x if any of (4)(a)-(f) applies.]**
- (5) revising the intended manner of sale.
- (6) rescinding the declaration of surplus authority.

Title	Date	Recommended/ Approved
Acting Manager, Real Estate Services	Oct. 30, 2020	Signed by Melanie Hale-Carter
Director, Real Estate Services	Nov. 11, 2020	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	Nov. 12, 2020	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	Nov. 12, 2020	Signed by Josie Scioli
Return to: Leila Valenzuela		

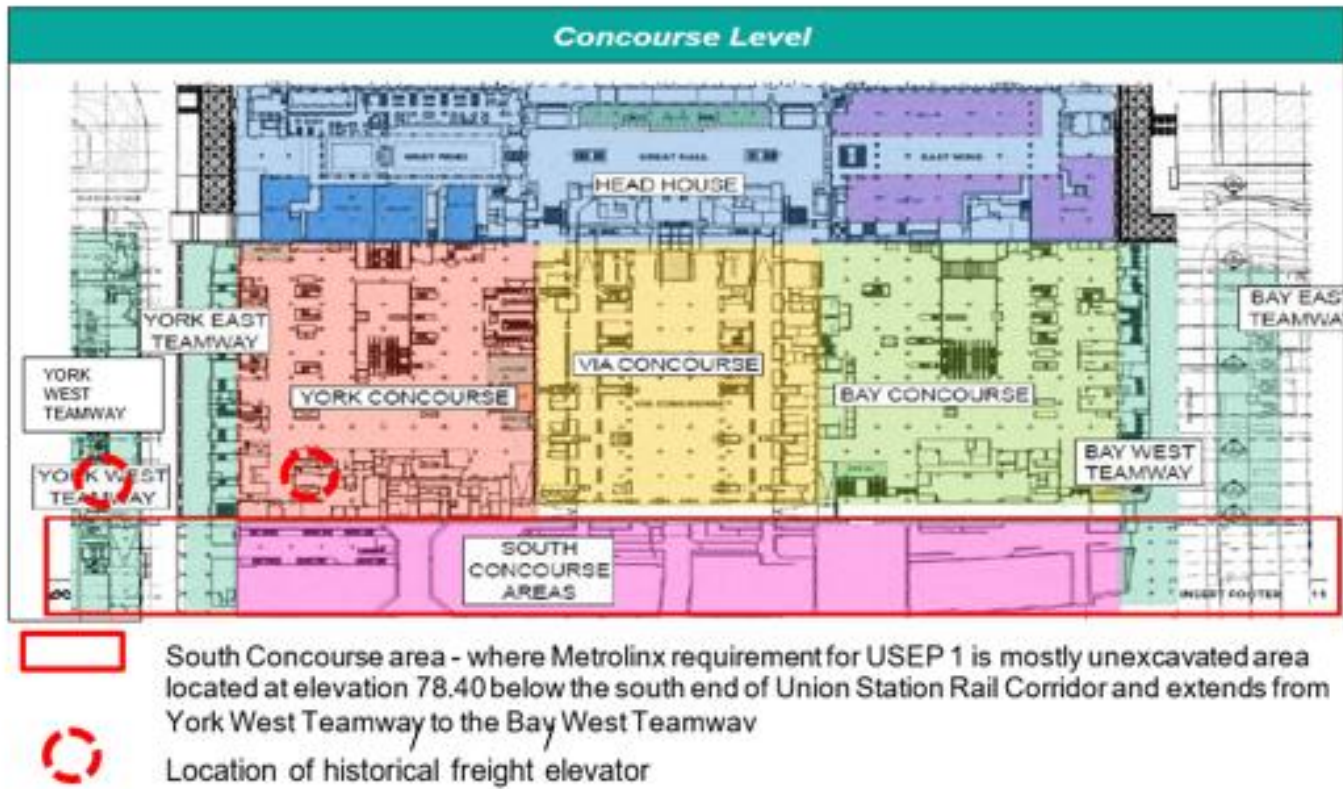
Consultation with Councillor(s):						
Councillor:	Joe Cressy					
Contact Name:	Tom Davidson					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail		Memo	Other
Comments:	10/22/2020 <ul style="list-style-type: none"> • Concurs with recommendation • Does not require the matter to be determined by Council • Does not require further consultation re: public notice 					
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail		Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	Corporate Real Estate Management	Division:	Financial Planning
Contact Name:	Scott Barrett / Matt Klowatt	Contact Name:	Patricia Libardo
Comments:	No issue or comments (10/22/2020)	Comments:	Comments have been incorporated (10/22/2020)
Real Estate Law Contact:	Jacqueline Vettorel (10/22/2020)	Date:	10/22/2020

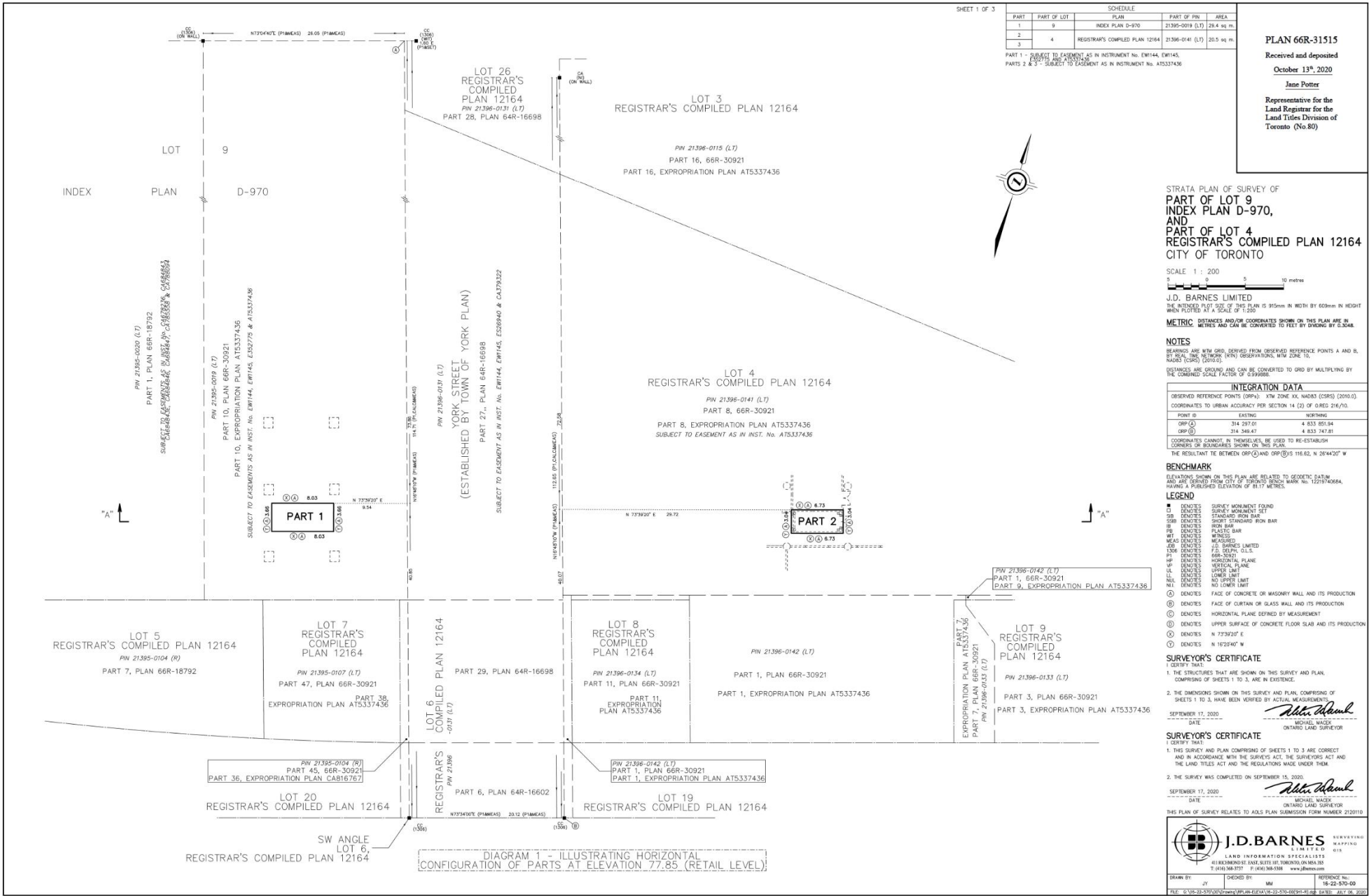
Appendix "A"
Location Map



Union Station – Heritage Freight Elevators



Reference Plan 66R-31515 – Sheet 1 of 3



SCHEDULE

PART	PART OF LOT	PLAN	PART OF PIN	AREA
1	9	INDEX PLAN D-970	21395-0019 (LT)	25.4 sq. m.
2	4	REGISTRAR'S COMPILED PLAN 12164	21396-0141 (LT)	20.5 sq. m.

PART 1 - SUBJECT TO EASEMENT AS IN INSTRUMENT No. E81144, E81145, E526940 & C4179322
PARTS 2 & 3 - SUBJECT TO EASEMENT AS IN INSTRUMENT No. AT5337436

PLAN 66R-31515

Received and deposited
October 13th, 2020

Jane Potter
Representative for the
Land Registrar for the
City of Toronto (No.80)

STRATA PLAN OF SURVEY OF
**PART OF LOT 9
INDEX PLAN D-970,
AND
PART OF LOT 4
REGISTRAR'S COMPILED PLAN 12164
CITY OF TORONTO**

SCALE 1 : 200

J.D. BARNES LIMITED
THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:200

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE WITH GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, WITH ZONE 10, NAD83 DATUM (CGRS).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999989.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP) - 17M ZONE 10, NAD83 (CGRS) (2014.0)
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	314 297.01	4 833 851.84
ORP (B)	314 349.47	4 833 747.81

COORDINATES CANNOT BE TRUSTED, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 116.62, N 26°44'00" W

BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEOMETRIC DATUM AND ARE DERIVED FROM CITY OF TORONTO BENCH MARK NO. 1257570000A, HAVING A PUBLISHED ELEVATION OF 81.17 METRES.

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SM DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IR DENOTES IRON BAR
 - PP DENOTES PLASTIC BAR
 - WT DENOTES WETNESS
 - MEAS DENOTES MEASURED
 - J.D.B. DENOTES J.D. BARNES LIMITED
 - LSM DENOTES F.D. DELPH, O.L.S.
 - 66R-30921 DENOTES HORIZONTAL PLANE
 - VP DENOTES VERTICAL PLANE
 - UL DENOTES UPPER LIMIT
 - LL DENOTES LOWER LIMIT
 - NO DENOTES NO UPPER LIMIT
 - NL DENOTES NO LOWER LIMIT
 - ⊕ DENOTES FACE OF CONCRETE OR MASONRY WALL AND ITS PRODUCTION
 - ⊙ DENOTES FACE OF CORNER OR SLAB WALL AND ITS PRODUCTION
 - ⊖ DENOTES HORIZONTAL PLANE ESTIMED BY MEASUREMENT
 - ⊕ DENOTES N 72°32'00" E
 - ⊖ DENOTES N 16°24'00" W

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE STRUCTURES THAT ARE SHOWN ON THIS SURVEY AND PLAN, COMPRISING OF SHEETS 1 TO 3, ARE IN EXISTENCE.
2. THE DIMENSIONS SHOWN ON THIS SURVEY AND PLAN, COMPRISING OF SHEETS 1 TO 3, HAVE BEEN VERIFIED BY ACTUAL MEASUREMENTS.

SEPTEMBER 17, 2020
DATE
MICHAEL WALZ
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN COMPRISING OF SHEETS 1 TO 3 ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 15, 2020.

SEPTEMBER 17, 2020
DATE
MICHAEL WALZ
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2122010

J.D. BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4182 BURNHAMTHORPE AVE. SUITE 101 TORONTO, ON M6A 3K5
T: (416) 384-3717 F: (416) 384-5388 www.jdbarnes.com

DRAWN BY: JY CHECKED BY: MM REFERENCE NO: 15-22-570-00
FILE: C:\FS-21-570\00\mwp\PLAN-ELEV-15-22-570-00-01.dwg DATE: JULY 06, 2020

10/8/2020

Reference Plan 66R-31515 – Sheet 2 of 3

SHEET 2 OF 3

PLAN 66R-31515

Received and deposited

October 13th, 2020

Jane Potter

Representative for the
Land Registrar for the
Land Titles Division of
Toronto (No.80)

STRATA PLAN OF SURVEY OF
**PART OF LOT 9
INDEX PLAN D-970,
AND
PART OF LOT 4
REGISTRAR'S COMPILED PLAN 12164**
CITY OF TORONTO

SCALE 1 : 200
0 5 10 metres

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WHEN PLOTTED AT A SCALE OF 1:200

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE WITH GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
BY A.C.I. THE NETWORK BY TRIN OBSERVATIONS, WITH ZONE 10,
RADES (CGRS) (2011.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.99985.

BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM
AND ARE DERIVED FROM CITY OF TORONTO BENCH MARK NO. 121974066A,
HAVING A PUBLISHED ELEVATION OF 81.7 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PS DENOTES PLASTIC BAR
 - MS DENOTES METRES
 - MEAS DENOTES MEASURED
 - UB DENOTES J.D. BARNES LIMITED
 - F-309 DENOTES 66R-31515 (L/T)
 - HP DENOTES HORIZONTAL PLANE
 - VP DENOTES VERTICAL PLANE
 - UL DENOTES UPPER LIMIT
 - NUL DENOTES NO UPPER LIMIT
 - NLL DENOTES NO LOWER LIMIT
 - ⊕ DENOTES FACE OF CONCRETE OR MASONRY WALL AND ITS PRODUCTION
 - ⊙ DENOTES FACE OF CURTAIN OR GLASS WALL AND ITS PRODUCTION
 - ⊖ DENOTES HORIZONTAL PLANE DEFINED BY MEASUREMENT
 - ⊕ DENOTES UPPER SURFACE OF CONCRETE FLOOR SLAB AND ITS PRODUCTION
 - ⊙ DENOTES N 73°30'20" E
 - ⊖ DENOTES N 16°20'40" W

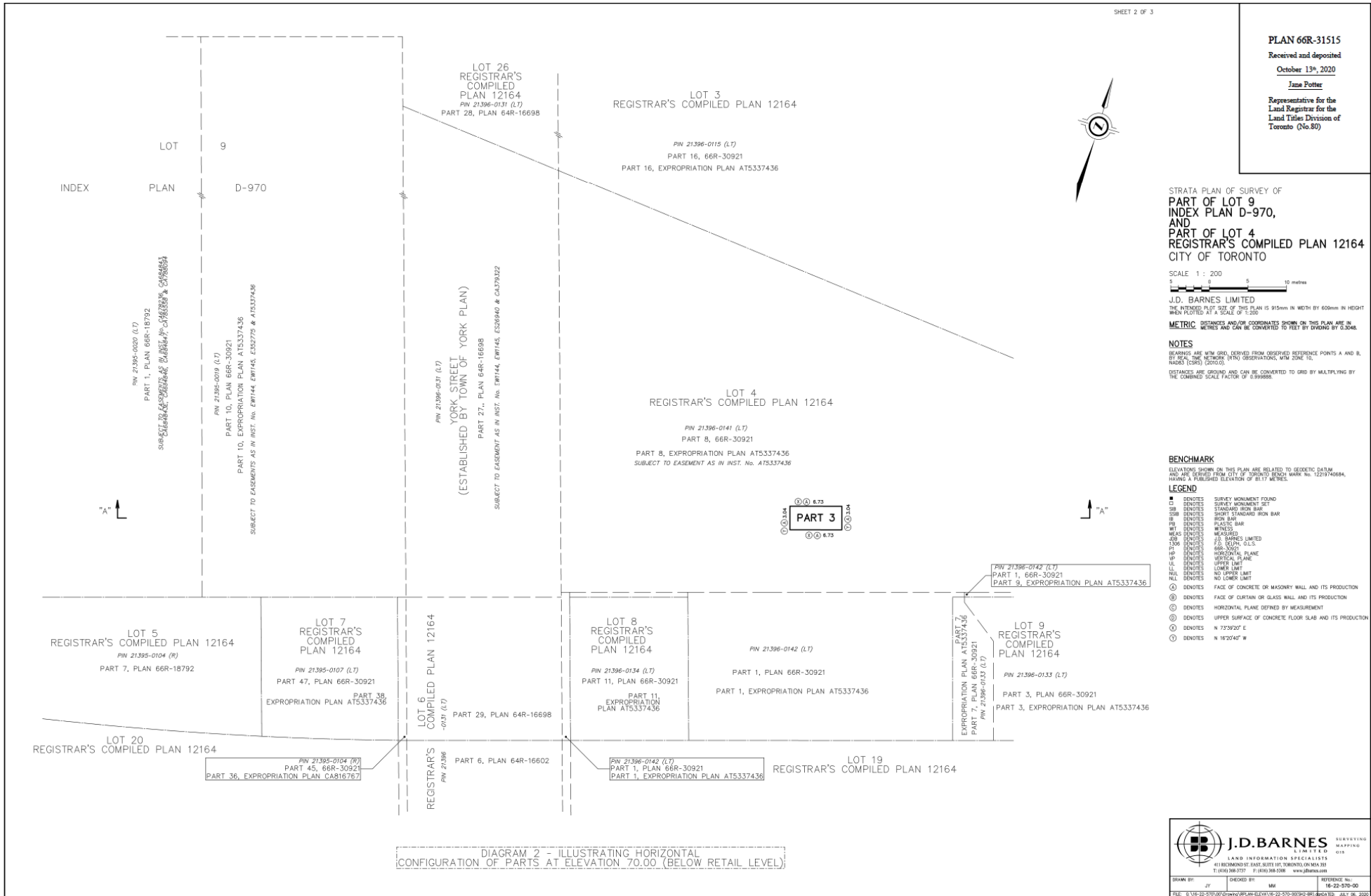


DIAGRAM 2 - ILLUSTRATING HORIZONTAL CONFIGURATION OF PARTS AT ELEVATION 70.00 (BELOW RETAIL LEVEL)

J.D. BARNES SURVEYING
MAPPING
LIMITED
LAND INFORMATION SPECIALISTS
411 BICKMEAD ST. EAST, SUITE 107, TORONTO, ON M6A 1S1
T: (416) 593-7272 F: (416) 593-5306 www.jdbarnes.com

DRAWN BY: JT	CHECKED BY: MW	REVISIONS No.:
		18-28-210-00
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Reference Plan 66R-31515 – Sheet 3 of 3

SHEET 3 OF 3

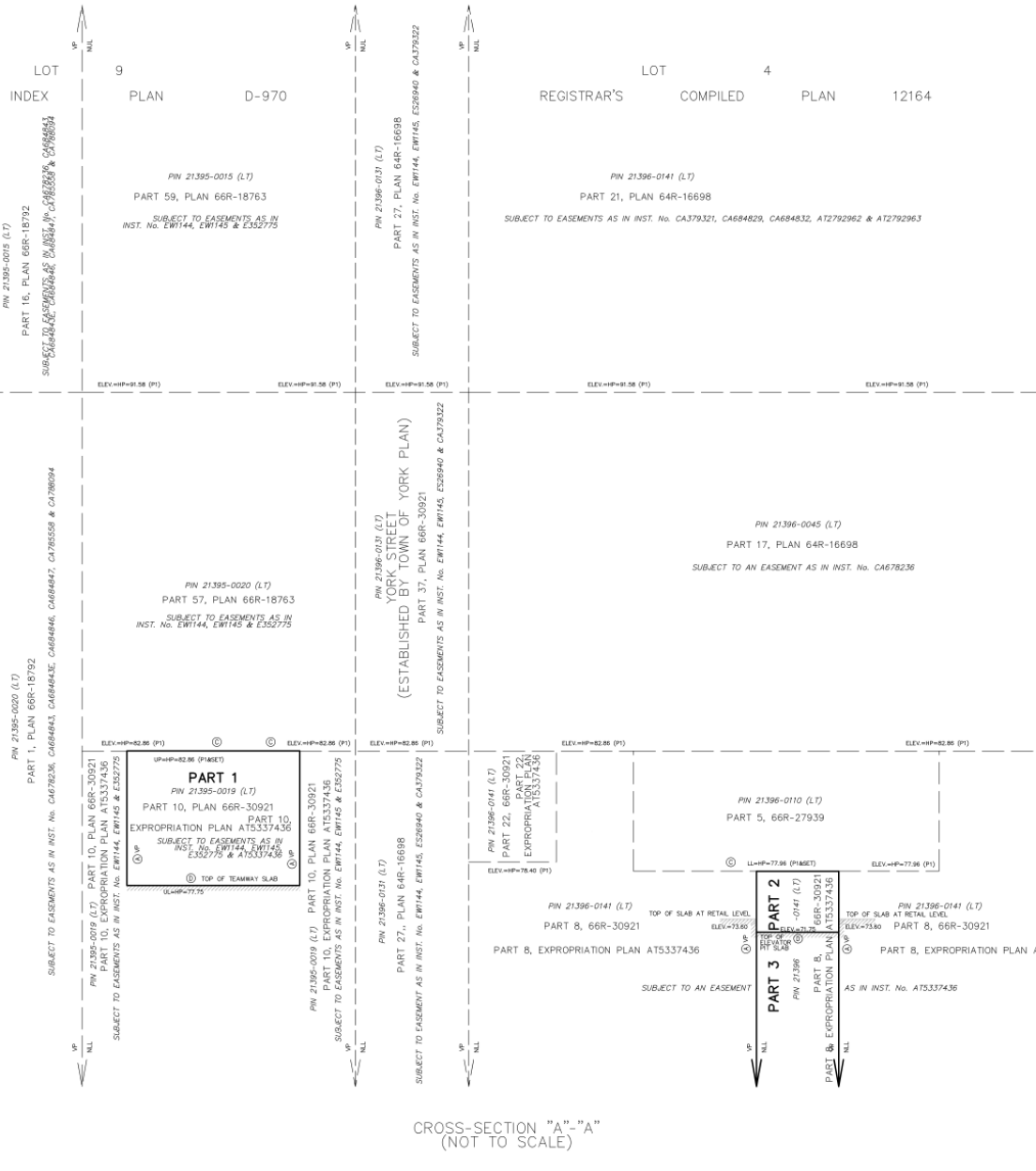
PLAN 66R-31515

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NOTES

BEARINGS ARE WITH GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
BY SEAL, THE NETWORK (RTN) OBSERVATIONS, WITH ZONE 10,
RADIAL CORRECTIONS (2010.03)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.999995.

BENCHMARK

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM
AND ARE DERIVED FROM CITY OF TORONTO BENCH MARK No. 12219740684,
HAVING A PUBLISHED ELEVATION OF 81.17 METRES.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STAINLESS STEEL BENCH MARK
- IB DENOTES IRON BENCH MARK
- RB DENOTES IRON BENCH MARK
- MB DENOTES METAL BENCH MARK
- WT DENOTES WITNESS
- MT DENOTES METERS
- MEAS DENOTES MEASURED
- JOB DENOTES J.D. BARNES LIMITED
- FSM DENOTES F.S.M. SURVEY MARK
- FL DENOTES F.L. SURVEY MARK
- HP DENOTES HORIZONTAL PLANE
- HP DENOTES HORIZONTAL PLANE
- UL DENOTES UPPER LIMIT
- LL DENOTES LOWER LIMIT
- NLL DENOTES NO LOWER LIMIT
- NUL DENOTES NO UPPER LIMIT
- Ⓐ DENOTES FACE OF CONCRETE OR MASONRY WALL AND ITS PRODUCTION
- Ⓜ DENOTES FACE OF CURTAIN OR GLASS WALL AND ITS PRODUCTION
- Ⓢ DENOTES HORIZONTAL PLANE DEFINED BY MEASUREMENT
- Ⓣ DENOTES UPPER SURFACE OF CONCRETE FLOOR SLAB AND ITS PRODUCTION
- Ⓥ DENOTES NO LOWER LIMIT
- Ⓦ DENOTES N 16°20'40" W



J.D. BARNES LIMITED SURVEYING & MAPPING
LAND INFORMATION SPECIALISTS
411 BICKMAN ST. EAST, SUITE 107, TORONTO, ON M9A 3S3
T: (416) 366-7377 F: (416) 366-2266 www.jdbarnes.com

DRAWN BY: JT	CHECKED BY: MW	REFERENCE NO.: 16-22-570-00
FILE: 16-22-570-00\Drawing\PLAN\66R-31515-003-01.dwg DATE: JULY 16, 2020		

CROSS-SECTION "A-A"
(NOT TO SCALE)