

The Regional Municipality of York

Committee of the Whole
Finance and Administration
March 12, 2020
Report of the Commissioner of Corporate Services

Disposition of Land Toronto York Spadina Subway Extension 2800 and 2820 Steeles Avenue West City of Vaughan

1. Recommendations

1. Council authorize the disposition of land in the City of Vaughan, as identified in Attachment 1.
2. The Commissioner of Corporate Services be authorized to execute the Agreement of Purchase and Sale and all necessary documents to complete the transaction.

2. Summary

This report seeks Council authority to dispose of land in the City of Vaughan that is surplus to Regional requirements, which is identified as Property No. 1 on the map in Attachment 2.

Private Attachment 1 to this report will be considered in private session because it relates to the disposition of land by the Region.

Key Points:

- The land was acquired by the Region prior to and in anticipation of the Toronto York Spadina Subway Extension (TYSSE) project
- The land is part of a larger property that was acquired by the Region and developed into Pioneer Village (subway) station, subway power substation, Pioneer Village (bus) terminal and Settler Road
- The portion of land that encompasses the subway station and power substation is the subject of this report, and will be transferred to the Toronto Transit Commission (TTC)
- Settler Road will eventually be transferred to the City of Vaughan for public road dedication
- The Region will retain the bus terminal and two vacant lots

3. Background

The Toronto York Spadina Subway Extension project extended subway service from Toronto to the Region

The project extends from Sheppard West Station in Toronto to Vaughan Metropolitan Centre at Highway 7 in Vaughan. The project involved the construction of subway tunnels and stations, emergency exit buildings, power substations, bus terminals, parking lots, roads and other subway-related infrastructure. Construction started with utility relocations in 2008 followed by subway construction between 2010 and 2017.

Council approved the acquisition of the land

In [May 2002](#), Council authorized the acquisition of the land and larger property for a bus terminal in anticipation of the subway project. This early acquisition protected the property from an active development application. The bus terminal was deemed to be a key element in the development of the transit network corridor. The Region took ownership of the property in the same month.

Further design and engineering identified an opportunity to include a portion of a subway station on the property to improve passenger connection to the bus terminal. Other uses included a subway power substation and public road serving the subway station, bus terminal and adjacent commuter parking lot.

The project agreed to reimburse the Region for acquisition costs

In [June 2007](#), Council authorized the Region to enter into agreements with the City of Toronto that formed the construction, ownership and operational understandings between the parties. One of the agreements required the project to reimburse the Region for portions of the property that would be used for subway, bus terminal, road and related infrastructure such as the power substation.

Construction of the project is complete and the land comprising the subway infrastructure will be transferred to TTC

Upon project completion, the final land requirements for each project component were surveyed to delineate the land that will be transferred to TTC and Vaughan, and the land that will be retained by the Region.

According to the project design and agreement with the City of Toronto, the subway station and power substation will be transferred to TTC. Settler Road will eventually be transferred to Vaughan for dedication as a public road. The Region will retain the bus terminal and two vacant lots for future Regional purposes.

In accordance with the Sale and Other Disposition of Lands Policy, a circulation was exempt as this disposition is subject to a pre-existing contractual obligation with the City of Toronto.

4. Analysis

Negotiations have been successfully completed for the land

Staff has completed negotiations with TTC to dispose of the land that will be encumbered by subway infrastructure once it is built. The compensation and reimbursement from the project to the Region are based on two independent appraisals; one prepared for the Region and the other for the City of Toronto, in accordance with the Capital Cost Allocation Memorandum of Understanding (“Capital Cost MOU”) between the Region and the City of Toronto.

Environmental due diligence was completed

Phase One and Phase Two Environmental Site Assessments were completed prior to construction and the active use of the property. The studies did not identify any potential environmental issues with the land and no additional environmental work was required. Since the land was acquired, there have not been any significant environmental issues identified on the land.

5. Financial

The disposition of the subject property is being completed in accordance with the Capital Cost MOU. The sale proceeds will be allocated in accordance with the Surplus Management Policy contained within the Reserve and Reserve Fund Policy, in accordance with the Sale and Other Disposition of Regional Lands Policy.

6. Local Impact

The construction of the subway, bus terminals and related facilities, as well as road improvements, was critical to achieving the Region’s vision for the project. This project improved public transit services in the Region. The future development of land along the subway line and the remaining vacant lots on the remaining property will contribute to the growth of Vaughan and the Region.

7. Conclusion

The land was acquired to facilitate the project. The subway and bus terminal improvements are complete, and the land containing subway infrastructure is surplus to the Region’s needs. The land was appraised and staff negotiated the proposed sale of Property No. 1, as shown in Attachment 2, to TTC.

Staff recommends Council approve the sale of the Property No. 1 and project reimbursement to the Region.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.

Recommended by: **Dino Basso**
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**
Chief Administrative Officer

February 28, 2020
Attachments (2)
Private Attachments (1)
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