

Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, May 24, 2024 Meeting

FROM: Alexander Schuler, Associate Director, Property and Asset Management

RE: DISPOSITION TO METROLINX FOR THE ONTARIO LINE SUBWAY PROJECT
Request from Metrolinx for Permanent Easements and Land Conveyances of Toronto and Region Conservation Authority-owned Lands Required for the Ontario Line Subway Project, City of Toronto, Don River Watershed (CFN 71178)

KEY ISSUE

Receipt of a request from Metrolinx for permanent easements and land conveyances of Toronto and Region Conservation Authority-owned (TRCA) lands located south of Gateway Boulevard and west of Don Mills Road and north of Don Valley Parkway and west of Millwood Road, in the City of Toronto, required for the Ontario Line Subway Project, Don River watershed (CFN 71178).

RECOMMENDATION:

IT IS RECOMMENDED THAT WHEREAS TRCA is in receipt of a request from Metrolinx for permanent easements and land conveyances of TRCA-owned lands located south of Gateway Boulevard and west of Don Mills Road and; north of Don Valley Parkway and west of Millwood Road, in the City of Toronto, required for the Ontario Line Subway Project, Don River watershed;

AND WHEREAS it is in the best interest of TRCA in furthering its objectives as set out in Section 20 of the Conservation Authorities Act to cooperate with Metrolinx in this instance;

THEREFORE LET IT BE RESOLVED THAT parcels of TRCA-owned land containing a total of 0.97 hectares (2.39 acres), more or less, of vacant land, required for the Ontario Line Subway Project, designated as Parts 1 and 2 on PL0500-05-EX2142 (PIN 10382-0193), Parts 1 and 2 on PL0600-05-EX2145 (PIN 10382-0057) and Parts 1-5, 13, 14-18-21 on PL0500-05-EX2207 (PIN 10369-0053), in the City of Toronto, be conveyed to Metrolinx;

THAT permanent easements containing a total of 0.25 hectares (0.62 acres), more or less, of vacant land, required for the Ontario Line Subway Project, designated Part 3 on PL0600-05-EX2145 (PIN 10382-0057) and Parts 6-10, 32 on PL0500-05-EX2207 (PIN 10369-0053), in the City of Toronto, be conveyed to Metrolinx;

THAT consideration be \$1,321,716.18 and all legal, survey and other costs to be paid by Metrolinx;

Item 8.1

THAT Metrolinx is to fully indemnify TRCA from any and all claims from injuries, damages or costs of any nature resulting in any way, either directly or indirectly, from this conveyance or the carrying out of construction;

THAT an archaeological investigation be completed, with any mitigation measures being carried out to the satisfaction of TRCA staff, at the expense of Metrolinx;

THAT a landscape plan be prepared for TRCA staff review and approval, in accordance with existing TRCA landscaping guidelines at the expense of Metrolinx;

THAT the Minister of Natural Resources and Forestry be informed of this disposition for provincial infrastructure in accordance with Section 21(6) of the Conservation Authorities Act;

THAT Metrolinx provide notice to the City of Toronto and Trail Users of any trail closures;

AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents.

BACKGROUND

The proposed Ontario Line Subway (OLS) Project involves the construction of a 15.6 km subway line (Attachment 1: Ontario Line Alignment) along a dedicated right-of-way, with a combination of elevated, tunneled and at-grade segments, from Exhibition/Ontario Place to the Ontario Science Centre. The OLS will accommodate current and future ridership demands on the Toronto Transit Commission (TTC) Line 1, increase capacity, and relieve crowding at the TTC Bloor-Yonge interchange station, and provide new transit capacity to relieve overcrowding on the surface transit network. In all, 15 stations are proposed, with connections to three GO Transit lines (Lakeshore East, Lakeshore West, and Stouffville), two existing subway lines (TTC Line 1 and Line 2), the Eglinton Crosstown Light Rail Transit (LRT) and several streetcar lines.

Metrolinx has requested the conveyance of TRCA-owned lands, located south of Gateway Boulevard and west of Don Mills Road and; north of Don Valley Parkway and west of Millwood Road, in the City of Toronto, required for the OLS where future tracks will be built and where the future Flemingdon Park Station will be built.

The subject TRCA-owned lands were acquired from Polyresins Inc. on December 27, 1990 under the Land Acquisition Project, 1987-1991, Thorncliffe Park Ltd. on December 13, 1961 under the Don River Floodplain Lands Project.

Where the Ministry of Natural Resources and Forestry provided funding for the acquisition of land, and the proposed disposition of those lands is for provincial or

Item 8.1

municipal infrastructure and utility purposes, a conservation authority is not required to engage in public consultation, however, the Minister is to be informed of the disposition.

Attachments 1-3 is a sketch illustrating the location of the subject lands. **Attachments 4-6** is an orthophoto illustrating the location of the subject lands.

RATIONALE

It is in the best interest of TRCA to work with Metrolinx in advancing their transportation's initiatives while protecting the natural environment. TRCA has successfully come to terms with Metrolinx on a fair market value for the real estate interests requested. As well, TRCA Planning and Technical staff are reviewing the project to ensure the detailed design and construction are in accordance with TRCA regulatory permitting responsibilities under Section 28.1 of the Conservation Authorities Act.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

- 1.4 Balance development and growth to protect the natural environment ensuring safe sustainable development

Pillar 3 Community Prosperity:

- 3.1 Connect communities to nature and greenspace

FINANCIAL DETAILS

Metrolinx has agreed to the land conveyance and permanent easement fee and assume all legal, survey and other costs involved in completing this transaction.

Report prepared by: Edlyn Wong, Senior Property Agent

Email: Edlyn.Wong@trca.ca

For Information contact: Edlyn Wong (437) 880-1954, Alexander Schuler (437) 880-1950,

Email: Edlyn.Wong@trca.ca, Alexander.Schuler@trca.ca

Date: April 19, 2024

Attachments: 6

Attachment 1: Site Plan –South of Gateway Boulevard and west of Don Mills Road (Part 1)

Attachment 2: Site Plan – South of Gateway Boulevard and west of Don Mills Road (Part 2)

Attachment 3: Site Plan - North of Don Valley Parkway and west of Millwood Road

Attachment 4: Orthophoto - South of Gateway Boulevard and west of Don Mills Road (Part 1)

Item 8.1

Attachment 5: Orthophoto – South of Gateway Boulevard and west of Don Mills Road
(Part 2)

Attachment 6: Orthophoto - North of Don Valley Parkway and west of Millwood Road