

Section III – Items for the Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, September 24, 2021 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: DELEGATED AUTHORITY TO DISPOSE OF LAND TO METROLINX FOR FINCH AVENUE WEST LIGHT RAIL RAPID TRANSIT PROJECT
Status Update Regarding Delegated Authority Granted for Disposition of Toronto and Region Conservation Authority-owned Lands to Metrolinx for the Construction of Traction Power Substation (TPSS) Ductbanks for the Finch West Light Rail Transit (FWLRT) Project, City of Toronto, Humber River Watershed (CFN 65248)

KEY ISSUE

Status update with respect to the delegated authority granted by the Board of Directors on June 25, 2021 for disposition of property located south of Humber College Boulevard, West of Highway 27, in the City of Toronto, Humber River watershed.

RECOMMENDATION

IT IS RECOMMENDED THAT this report be received.

BACKGROUND

Metrolinx requires TRCA-owned lands to construct TPSS Ductbanks for the FWLRT Project, located south of Humber College Boulevard, West of Highway 27, in the City of Toronto, Humber River watershed. In response to Metrolinx concerns that the summer meeting hiatus would cause delays and create schedule risk for the FWLRT Project, TRCA staff requested delegated authority during the summer hiatus to dispose of the vacant land to Metrolinx.

At Board of Directors Meeting held on June 25, 2021, Resolution #A157/21 was approved as follows:

WHEREAS Toronto and Region Conservation Authority (TRCA) is in receipt of a request from Metrolinx for disposal of land required for the construction of Traction Power Substation (TPSS) Ductbanks for the Finch West Light Rail Transit (FWLRT) Project, located south of Humber College Boulevard, West of Highway 27, in the City of Toronto, Humber River watershed;

AND WHEREAS review of the request is ongoing and TRCA staff do not have sufficient information to bring forward final transaction details, including a reference plan defining the specific location and dimensions of the area, and the compensation valuation for the proposed disposition;

AND WHEREAS no meetings of the Executive Committee and Board of Directors are scheduled for the months of July and August 2021;

AND WHEREAS delaying approval of the land disposition until the September Board of Directors meeting would cause delays and create schedule risk for the FWLRT Project;

Item 8.3

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 the Chief Executive Officer be delegated authority to dispose of vacant land to Metrolinx, consisting of approximately 0.01 ha (0.025 acres), more or less, required for the purpose of construction of ductbanks for the FWLRT Project, located south of Humber College Boulevard, West of Highway 27, in the City of Toronto, Humber River watershed, to be further described in a reference plan to the satisfaction of TRCA, and that compensation be based on fair market value in accordance with TRCA's land disposition policy;

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;

AND FURTHER THAT staff report back on the land disposal to the Board of Directors at the September 2021 meeting.

TRCA staff have worked with Metrolinx to finalize the transaction details. The transaction will be completed upon confirmation from Metrolinx of the amount of financial compensation for the conveyance in accordance with an appraisal confirming fair market value.

RATIONALE

At the Board of Directors Meeting on June 25, 2021, TRCA staff obtained delegated authority to dispose of TRCA-owned land to Metrolinx to construct Traction Power Substation (TPSS) Ductbanks in response to concerns that the summer meeting hiatus would cause delays and create schedule risk for the FWLRT Project. TRCA staff were to report back to the Board of Directors Meeting to provide an update regarding the property disposition at the September 24, 2021 meeting.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:
Strategy 4 – Create complete communities that integrate nature and the built environment

FINANCIAL DETAILS

Metrolinx will be required to assume all legal, survey and other costs involved in completing this transaction and will be required to compensate TRCA for the land at fair market value based on an appraisal.

Report prepared by: Trina Seguin, extension 6433

Emails: trina.seguin@trca.ca

For Information contact: Trina Seguin, extension 6433

Emails: trina.seguin@trca.ca

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