

TORONTO TRANSIT COMMISSION REPORT NO.

MEETING DATE: June 24, 2013

SUBJECT: BICKNELL LOOP – DECLARATION OF SURPLUS

ACTION ITEM

RECOMMENDATION

It is recommended that the Board:

1. Declare Bicknell Loop surplus to the needs of the Toronto Transit Commission;
2. Approve the method of disposal, namely the transfer of Bicknell Loop to the City of Toronto or Build Toronto Inc. for zero dollars in accordance with the City of Toronto's Policies and Toronto Transit Commission's By-law Number 2 for redevelopment by Build Toronto Inc.; and
3. Authorize staff to execute the documents necessary to convey Bicknell Loop to the City of Toronto or Build Toronto Inc. in a form satisfactory to the Toronto Transit Commission's General Counsel.

FUNDING

Title to Bicknell Loop is vested with the Toronto Transit Commission. Transfer of the property to the City of Toronto will be at no cost to the Toronto Transit Commission. The City of Toronto or Build Toronto Inc. will bear the cost of expenses related to the transfer including any applicable land transfer taxes and registration costs. The Toronto Transit Commission will record a loss equivalent to book value of the land at the time of transfer to Build Toronto Inc.

BACKGROUND

Bicknell Loop is a parcel of land approximately 0.11 acres (442m²) in size located at the northwest corner of Rogers Road and Bicknell Avenue, as shown on Part 2 of the Property Information Sheet on Appendix "A" and the Survey Plan on Appendix "B". It was acquired by the Toronto Transit Commission on November 30, 1925 and used from 1925 to 2000 as an off-street terminus for streetcar, trolley and bus routes. The Toronto Transit Commission's use of Bicknell Loop for scheduled service ended on October 15, 2000 when Avon Loop, located one block west on Weston Road, came into use.

At its June 11, 1996 meeting, the Board requested that the then Real Estate division of Metropolitan Toronto prepare a divestiture plan for ten Toronto Transit Commission held properties, one of which was Bicknell Loop. Bicknell Loop was circulated through the City of Toronto's Technical Working Committee in 1999. The Technical Working Committee recommended that both Bicknell Loop and the adjacent Toronto Hydro property be allocated for affordable housing. In November 2003, the City of Toronto requested that the Board declare Bicknell Loop surplus, specifying the method of disposal as a transfer to the City of Toronto for use by staff of Shelter, Housing and Support for the development of affordable housing. The Board did so at its meeting of January 21, 2004.

DISCUSSION

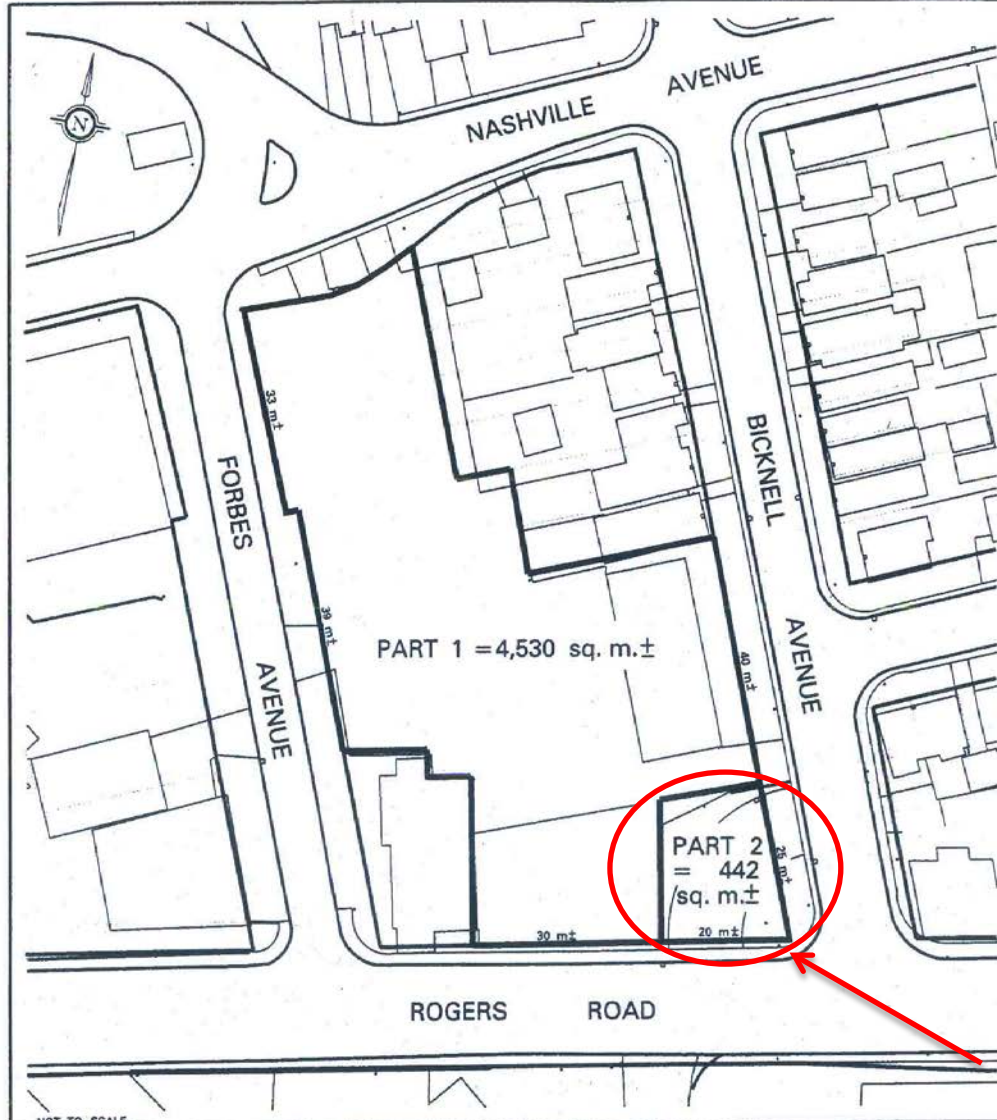
The City of Toronto's Shelter, Housing and Support department was not able to develop an affordable housing project on Bicknell Loop and the adjoining lands. As a result, title to Bicknell Loop has remained with the Toronto Transit Commission. Most recently, Build Toronto Inc. expressed an interest in acquiring Bicknell Loop as part of a larger property, for redevelopment. The City of Toronto now requests that the Toronto Transit Commission declare Bicknell Loop surplus to its needs with the method of disposal being transfer to the City of Toronto or Build Toronto Inc. at nominal cost for redevelopment of the lands by Build Toronto Inc.

JUSTIFICATION

Bicknell Loop is not required for the Toronto Transit Commission's operations and the recommended method of disposal is consistent with the City of Toronto's and the Toronto Transit Commission's policies governing the disposal of surplus lands.

22-11-10

Attachment: Appendix A & B



Subject Property

NOT TO SCALE
Toronto
 WORKS & EMERGENCY SERVICES
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING

PROPERTY INFORMATION SHEET
 CITY OWNED LAND
 PART 1 - 2 BICKNELL AVENUE (TORONTO HYDRO)
 PART 2 - BICKNELL LOOP (TTC)

WARD 27 (YORK HUMBER)
 ZONING: COMMERCIAL/RESIDENTIAL
 ASSESSMENT ROLL No.
 DATE: OCT. 05, 1999

SKETCH No. PMC-99-027

NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS.

