



STAFF REPORT ACTION REQUIRED

Declaration of Surplus – 14 and 30 Woodrow Avenue

Date:	July 11, 2016
To:	TTC Board
From:	Chief Executive Officer

Summary

The purpose of this report is to obtain approval to declare the corporate real estate assets located at 14 and 30 Woodrow Avenue, Toronto, surplus to present and future operating requirements of the Toronto Transit Commission. The subject properties abut the south property limit of the Danforth Garage, and are held on title by the TTC.

Recommendations

It is recommended that the Board:

1. Declare the corporate real estate assets located at 14 and 30 Woodrow Avenue surplus to the operational needs of the TTC in accordance with TTC Procedural By-Law No. 2 and Policy 12.2.1 Disposal of Surplus Property, Acquisition of Real Property, Office and Short Term Leases.
2. Authorize staff to release these assets to the City of Toronto through the Property Management Committee (PMC) process, in accordance with the City of Toronto's Principles of a City Real Estate Strategy, on terms and conditions acceptable to the TTC's Head of Legal and General Counsel.

Financial Summary

In accordance with the City of Toronto's Principles of a City Real Estate Strategy, real estate assets at 14 and 30 Woodrow Avenue are to be released through the PMC process and without credit or financial compensation to the TTC. These assets will be considered for other municipal purposes or be made available to Build Toronto.

The Chief Financial & Administration Officer has reviewed this report and agrees with the financial impact information.

Accessibility/Equity Matters

There are no accessibility or equity issues resulting from this report.

Decision History

The TTC Board approved the purchase of 14 Woodrow Avenue on November 26, 2008 at meeting no. 1903.

https://www.ttc.ca/About_the_TTC/Commission_reports_and_information/Commission_meetings/2008/Dec_17_2008/Minutes/index.jsp

The TTC Committee of the Whole approved a confidential report for the purchase of 30 Woodrow Avenue on January 21, 2004.

Issue Background

The TTC owns two residential properties located at 14 and 30 Woodrow Avenue. These properties are located on the north side of Woodrow Avenue and are adjacent to the TTC's Danforth Garage, located at the southeast quadrant of the intersection of Danforth Avenue and Coxwell Avenue (see Appendix A). Each property includes a three-storey, semi-detached single-family dwelling unit. The zoning for both properties is residential R (d0.6) (x736). Both properties are currently leased.

The TTC purchased 30 Woodrow Avenue in 2004 for the price of \$368,000 and purchased 14 Woodrow Avenue in 2009 for \$450,000 for a total of \$818,000. These properties were purchased as part of the TTC's Property Value Protection Program. This program was initiated in 2002 to protect residents whose properties were adjacent to the Danforth Garage site, were impacted by contamination emanating from the Danforth Garage and wished to sell their properties either at that time or in the future.

The contamination of soil and groundwater was discovered at the Danforth Garage property in 1993. This was a result of bus fueling operations. In 2002, the TTC removed the fueling equipment, excavated all impacted soils and undertook a remedial action plan as per Ministry of the Environment and Climate Change (MOECC) regulatory requirements. The TTC has an ongoing environmental responsibility at the Danforth Garage and extending south to the Woodrow Avenue properties. This includes the maintenance and monitoring of the groundwater treatment facility, the monitoring/sampling of the onsite and offsite groundwater and reporting the results to the MOECC.

Comments

The ownership and maintenance of residential properties is not the TTC's core business and as such, the TTC is not structured for residential property management. Considering this and the fact that the complexity and magnitude of maintenance and repairs at 14 and

30 Woodrow Avenue are expected to increase as the properties age, it is appropriate to declare them surplus.

Staff recommends approval from the Board to declare the corporate real estate assets at 14 and 30 Woodrow Avenue surplus to the needs of the TTC, in accordance with TTC Procedural By-Law No. 2 and Policy 12.2.1 and to authorize staff to release these assets through the City of Toronto's Property Management Committee (PMC) process, to be considered for other municipal purposes or be made available to Build Toronto.

Contact

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Attachments

Appendix A – Location Map of 14 and 30 Woodrow Avenue

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Appendix A

Location Map of 14 and 30 Woodrow Avenue

