



## **Surplus Property – 996 Woodbine Avenue**

**Date:** May 8, 2018  
**To:** TTC Board  
**From:** Chief Capital Officer

### **Summary**

---

The purpose of this report is to request the Board's authorization to declare the property located at 996 Woodbine Avenue surplus to the operating requirements of the TTC. The subject property was purchased in May 2012 by the City of Toronto on behalf of TTC to meet the property requirements of the Woodbine Station Easier Access and Second Exit project. During construction, elements of the second exit infrastructure were installed below grade at the rear portion of the property. As the project is now completed, the property is surplus to the TTC, subject to the retention of certain property interests to protect TTC operations.

### **Recommendations**

---

It is recommended that the Board:

1. Authorize staff to declare the corporate real estate asset located at 996 Woodbine Avenue surplus to the operational needs of the TTC, subject to the retention of a stratified fee simple interest and an easement in favour of the City, in accordance with TTC Procedural By-Law No. 2 and TTC Policy 8.2.0 - *Disposal of Surplus Property, Acquisition of Real Property, Office and Short Term Leases*.
2. Authorize the release of the asset to the City of Toronto through the Technical Review Committee (TRC) process, on terms and conditions satisfactory to TTC's General Counsel.

### **Financial Summary**

---

City of Toronto Real Estate Services purchased 996 Woodbine Avenue on TTC's behalf in 2012, at a cost of \$430,000, as part of the TTC's Capital Program.

In accordance with the City of Toronto's policy, the property is to be released through the TRC process, whereby the asset will be considered for other municipal purposes, prior to being made available for sale on the open market. Proceeds received from the sale of the property will be credited to the City Land Acquisition Reserve Fund.

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

## **Equity/Accessibility Matters**

---

The property at 996 Woodbine Avenue was acquired for the construction of the Woodbine Station Easier Access and Second Exit project, to fulfill TTC's objective to achieve the provincially mandated requirements within the Accessibility for Ontarians with Disabilities Act, 2005 (AODA).

## **Decision History**

---

At its meeting of July 14, 2010, the Board approved the report "Second Exit and Easier Access – Woodbine Station Property Acquisitions". This report authorized the acquisition of 996 Woodbine Avenue:

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2010/July 14 2010/Reports/Second Exit and Easi.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2010/July%2014%202010/Reports/Second%20Exit%20and%20Easi.pdf)

## **Issue Background**

---

City of Toronto Real Estate Services, on behalf of TTC, acquired the 996 Woodbine Avenue property through negotiation in May, 2012. The property is located at the southwest corner of Strathmore Boulevard and Woodbine Avenue and is improved with a two-storey, brick dwelling. The property fronts onto Woodbine Avenue and is located directly across from Woodbine Station (see Appendix 1). During construction of the project, the house was protected and only the rear portion of the property was used to construct an underground stairwell that forms part of the pathway from the eastbound platform to the new second exit building, which is located at the northwest corner of Strathmore Boulevard and Woodbine Avenue (see Appendix 2). Construction activities, including site restoration, are now complete.

The City of Toronto will retain a stratified fee-simple interest for the portion of the lands on which the below-grade stairwell leading to the second exit structure is located. There will be a negative support easement over that portion of the property at grade to protect this infrastructure (as shown on Appendix 2).

## **Comments**

---

This property was acquired for the construction of the Woodbine Station Easier Access and Second Exit project. Now that the construction of the below-grade project infrastructure has been built, TTC's property interests have been secured. Considering that TTC is not structured for residential property management, this property is no longer required.

Board approval is requested to authorize staff to release the asset through the City of Toronto's TRC process, to be considered for other municipal purposes prior to being made available on the open market.

## **Contact**

---

Pamela Kraft, Head - Property, Planning & Development  
416-590-6108  
pamela.kraft@ttc.ca

## **Signature**

---

Susan Reed Tanaka  
Chief Capital Officer

## **Attachments**

---

Appendix 1 - 996 Woodbine Avenue – Location Map  
Appendix 2 - 996 Woodbine Avenue – Portion of Property to be disposed and Portion of Property to be Retained by the City of Toronto

SP# 03078-31-350

**Appendix 1**  
**996 Woodbine Avenue – Location Map**



**Appendix 2**

**996 Woodbine Avenue – Portion of Property to be disposed and Portion of Property to be Retained by the City of Toronto**

