

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE  MEETING ON SEPTEMBER 8, 2020</b>
<b>FROM:</b>	<b>ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>
<b>SUBJECT:</b>	<b>DECLARE SURPLUS AND TRANSFER PART OF 640 ADELAIDE STREET NORTH ADELAIDE STREET NORTH / CPR GRADE SEPARATION PROJECT</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the closed portion of road publicly described as 640 Adelaide Street, located on the east side of Adelaide Street north, more specifically shown as Blocks A, B and C, Plan 449(3RD), and Part Block C, Plan 386 (3RD) as in GD24607, and Part Block G, and Part Lots 1, 2 and 3, Plan 386(3RD) as in 711193, City of London, being Part of PIN 082790121 (LT), containing an area of approximately 178 square metres (0.043 acres), the following actions **BE TAKEN**:

- a) the subject property **BE DECLARED SURPLUS**; and
- b) the subject property **BE TRANSFERRED** to Canadian Pacific Railway (CPR).

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- Environment and Transportation Committee – November 28, 2005 – Priority Setting Factors for Future Rail / Road Grade Separations
- Civic Works Committee – June 19, 2012 – London 2030 Transportation Master Plan
- Civic Works Committee – October 28, 2013 – Adelaide Street North / Canadian Pacific Railway Grade Separation Report
- Strategic Priorities and Policy Committee – June 23, 2014 – Approval of 2014 Development Charges By-Law and DC Background Study
- Civic Works Committee – January 5, 2016 – Environmental Assessment Appointment of Consulting Engineer
- Civic Works Committee – December 12, 2016 – Environmental Assessment Update
- Civic Works Committee – September 26, 2017 – Transport Canada Grade Crossing Regulations and Railway Funding Application
- Civic Works Committee – May 28, 2018 – Railway Rationalization
- Civic Works Committee – August 13, 2018 – Adelaide Street North / Canadian Pacific Railway Grade Separation Environmental Study Report
- Civic Works Committee – January 8, 2019 – Detailed Design & Tendering Appointment of Consulting Engineer
- Civic Works Committee – June 18, 2019 – Adelaide Street North Grade Separation Memorandum of Understanding with Canadian Pacific Railway

- The Council of The Corporation of the City of London The Approving Authority under the Expropriation Act – October 22, 2019
- The Council of The Corporation of the City of London The Approving Authority under the Expropriation Act – June 16, 2020

## **BACKGROUND**

### **Project Background**

The Adelaide Street North / CPR Grade Separation Project was identified in the 2014 Transportation Development Charges Background Study with a recommendation for construction in 2031. Due to the area's strategic location, the Smart Moves 2030 Transportation Master Plan (TMP) also identifies the need for traffic capacity optimization and transit priority on this corridor. The project timing was subsequently adjusted and the 2019 Development Charges Background Study indicates funding being available in 2020.

In 2018 the City as the road authority completed a Municipal Class Environmental Assessment (Class EA) for the project in order to construct a subway "road under rail" grade separation on Adelaide Street North at the Canadian Pacific Railway (CP) crossing Mileage 113.73 Galt Subdivision between Central Ave and McMahan Street to replace the existing at-grade rail crossing (the "Project"). The Project will include a new four lane underpass grade separation with elevated sidewalks, a temporary road detour and permanent utility corridor on the east side of Adelaide Street, storm and ground water management infrastructure and other features as outlined in the Environmental Study Report. The Project will benefit the City and the railway by improving safety at the crossing and eliminating conflicts between road and train traffic.

Implementation of the main grade separation works is expected to be in 2021 and 2022, with early works such as utility relocations being completed in 2020. Construction of the road, structure services and utilities will be administered by a City managed contractor with an exception that implementation of track and signal works will be coordinated and executed by the railway.

### **Property Requirement by Canadian Pacific Railway (CPR)**

As part of the Project, Canadian Pacific Railway (CPR) along with the City's Transportation Services have identified a small parcel of land located at 640 Adelaide Street North, required to accommodate the future track re-alignment. The area is immediately abutting the existing rail corridor and is approximately 178 square metres (or 0.043 acres) in size (the Subject Property). CPR requires rights to these lands this fall in order to accommodate their build and construction schedule. A location map and aerial showing the property requirement is enclosed with this report.

An internal property liaison process has been completed and no objections to declare the parcel surplus were received. In terms of the existing horseshoe pitch presently located on part of the subject property, it will be closed and relocated elsewhere on the City McMahan Park lands as discussed with Parks Planning and Design. The cost for the horseshoe pitch relocation will be included as part of the overall project cost.

An internal appraisal of the property has been completed to determine the estimated fair market value of the property, which will be relied upon during negotiations with CPR.

CPR has requested that the City move forward with the process.

The Sale and Other Disposition of Land policy under Section 4 Methods of Sale allows for the disposition of lands to abutting property owners through direct negotiation.

**Conclusion**

The subject property is surplus to the needs of the City and is required to accommodate the Adelaide Street North / CPR Grade Separation Project. Therefore it is recommended to be declared surplus and sold in accordance with the City's Sale and Other Disposition of Land Policy.

A location map and aerial are attached as Appendix "A" and "B" for the Committee's information.

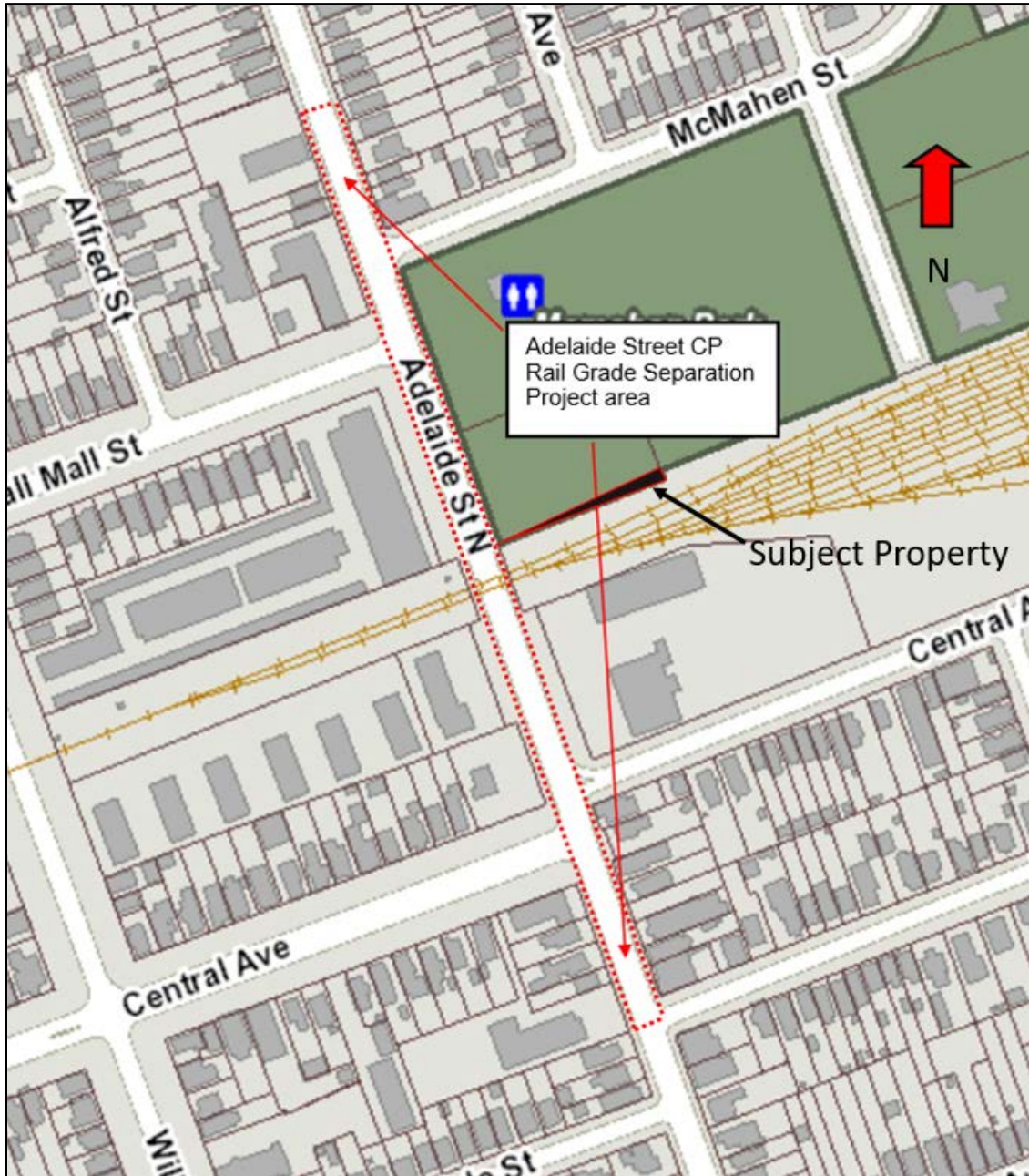
<b>PREPARED BY:</b>	<b>SUBMITTED BY :</b>
<b>ADAM OSTROWSKI MANAGER II, REALTY SERVICES</b>	<b>BILL WARNER MANAGER OF REALTY SERVICES</b>
<b>RECOMMENDED BY:</b>	
<b>ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>	

August 25, 2020  
Attach.

File No.P-2497 (19)

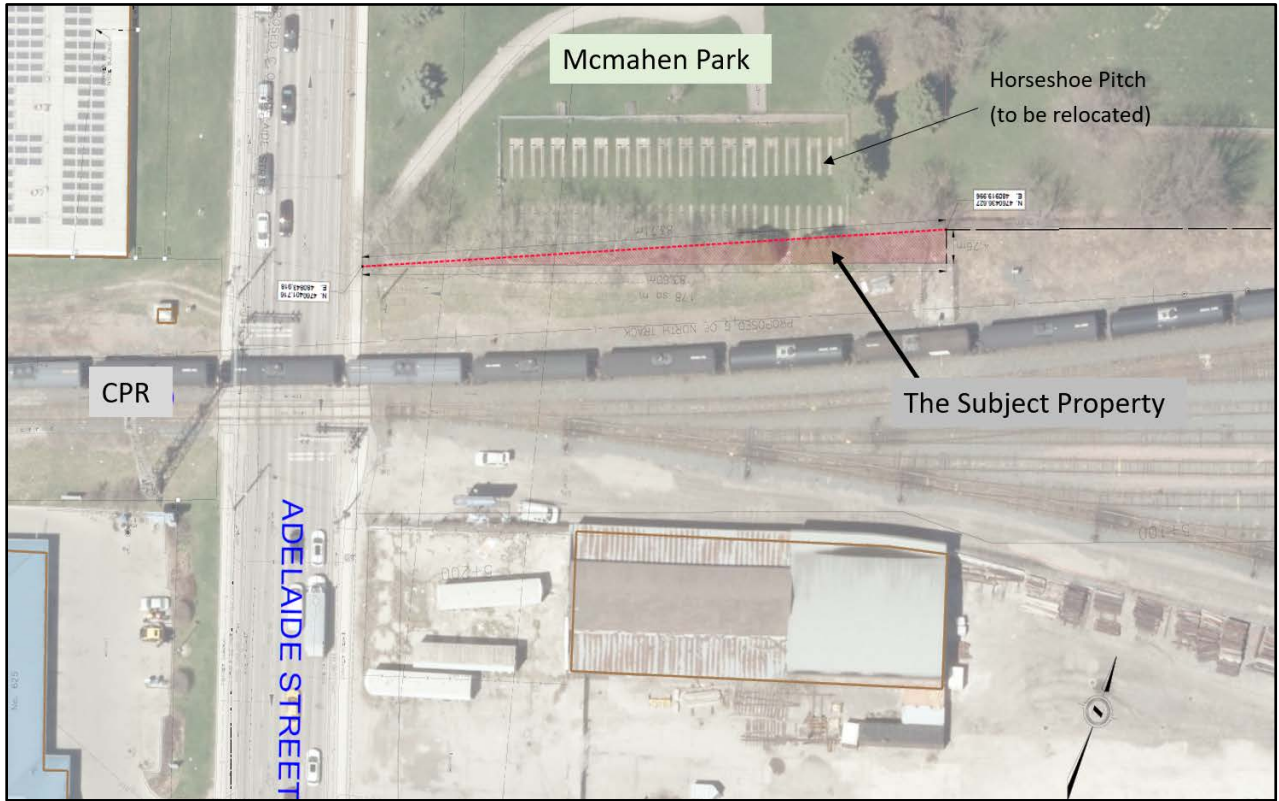
cc: Garfield Dales, Division Manager, Transportation Planning and Design  
Gary Irwin, Division Manager and Chief Surveyor, Geomatics  
Andrew Macpherson, Division Manager, Parks Planning and Operations  
Scott Oldham, Manager, Administration and Attractions  
Kelly Scherr, Managing Director, Environmental & Engineering Services and City Engineer  
Sachit Tatavarti, Solicitor

Appendix "A"  
Location Map of Project Area



Approximate Location Shown

**Appendix "B"**  
**Aerial of Subject Property**



Subject to Final Survey