

TORONTO TRANSIT COMMISSION REPORT NO.

MEETING DATE: March 24, 2010

SUBJECT: HULLMARK ENTRANCE CONNECTION

ACTION ITEM

RECOMMENDATION

It is recommended that the Commission approve relief of the payment of the entrance connection fee required under section 5.2.1 of the Toronto Transit Commission's Entrance Connection Policy (the "Policy") against the Hullmark Centre project to be constructed at 4759 – 4789 Yonge Street, in the form of a twenty-five percent (25%) reduction to the entrance connection fee calculated in accordance with the Policy.

FUNDING

There are no funding impacts arising from the recommended reduction in the entrance connection fee for the Hullmark Centre project.

BACKGROUND

The Hullmark Centre ("Hullmark") is a mixed use commercial/residential development to be built on the southeast corner of Yonge and Sheppard adjacent to Sheppard-Yonge Station. The development will consist of two towers (the "North Tower" and the "South Tower") constructed over a retail/office podium. The location is served by both the Yonge and Sheppard subway lines. As a condition of zoning and site plan approval for the Hullmark development, the Toronto Transit Commission ("TTC") requested that the developer provide an accessible, dedicated entrance connection between their development and either the Yonge or Sheppard side of the subway station. At its meeting of October 23, 2008, the Commission approved a conceptual design for two entrance connections to be provided by this development and authorized staff to negotiate an entrance connection agreement for their design and construction in accordance with TTC's Entrance Connection Policy (the "Policy").

DISCUSSION

TTC requested that the Hullmark developer provide a fully accessible, dedicated entrance connection between Hullmark and Sheppard-Yonge Station as a community benefit under Section 37 of the Planning Act. The developer has agreed to provide two weather protected entrance connections: a fully accessible dedicated entrance connection and a development connection as defined in the Policy.

In November of 2009, the developer wrote to TTC requesting relief from the entrance connection fee that would be assessed against the project in accordance with the Policy. The gross floor area of the Hullmark development, based on the information contained in the planning application, is approximately 90,591 square meters. The entrance connection fee for a project of this size is approximately \$487,380. The Policy calls for 100% of the entrance connection fee to be charged for connections at stations where large scale, high density developments are encouraged by the City of Toronto's Official Plan. Sheppard-Yonge Station falls into this category. The Policy also contains provisions to encourage the provision of entrance connections. Specifically, where developments are connected to stations not listed in section 5.2.1 of the Policy, only 75% of the fee is charged to encourage connections to these stations.

The additional proposed entrance connection the Hullmark project will provide is of benefit to both TTC and its customers, providing weather protected access to the Yonge line from the southeast corner of Yonge and Anndale Road for both Hullmark and the residential and commercial developments to the south and east of the Yonge/Sheppard intersection. Staff suggest that a 25% reduction in the entrance connection fee for Hullmark based on the provision of the second entrance connection is in keeping with the intent of the Policy to encourage connections to stations.

JUSTIFICATION

A reduction in the entrance connection fee at this location based on the provision of an entrance connection above and beyond that sought by TTC under section 37 of the Planning Act supports the intent of the TTC's Entrance Connection Policy which is to encourage developers of large, high density projects to connect their projects directly to transit stations in order to better encourage and support the use of public transit.

March 24, 2010
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