

TORONTO TRANSIT COMMISSION REPORT NO.

MEETING DATE: February 24, 2014

SUBJECT: Property Development – 480 University Avenue
(St. Patrick Station)

ACTION ITEM

RECOMMENDATION

It is recommended that the Board:

1. Approve, in principle, the entrance connection between the proposed development located at 480 University Avenue on the northwest corner of Dundas Street West and University Avenue, and St. Patrick subway station; and
2. Authorize the execution of an Entrance Connection Agreement in accordance with the Toronto Transit Commission's Entrance Connection policy, and any other agreements arising as a result of the development, all on terms and conditions acceptable to TTC's General Counsel.

FUNDING

There are no funding implications arising as a result of the subject proposal. The entrance connection and associated facilities will be constructed at the developer's sole expense.

In accordance with the TTC's entrance connection policy, the current entrance connection fee for this development is \$523,785. This fee will be required to be paid by the developer/owner upon opening of the new connection, which is targeted for 2017.

BACKGROUND

The proposed development located at 480 University Avenue will be constructed on the northwest corner of Dundas Street West and University Avenue. The subject site currently contains an 18 storey commercial office building with a total 392,177.41 sq.ft. gross floor area. The proposed development will add a 37 storey residential tower component onto the existing office building taking the overall building to 55 storeys in total and equalling 698,380.16 in square feet. The proposal will see the reconfiguration of the existing ground floor level of the office building in order to improve the accessibility of the existing building.

The development is located at the corner of two major arterial roadways in the downtown core and is serviced by the Yonge/University/Spadina subway line, situated within the University Avenue road allowance and the Dundas streetcar service along Dundas Street. There is a stand-alone stairway entrance/exit located on this corner that accesses the concourse level of St. Patrick subway station.

The developer, Amexon, has approached the TTC with a proposal to add a fully enclosed weather protected accessible entrance connection between the proposed development and St. Patrick subway station. The design concept is attached as Appendix B to this report.

DISCUSSION

The new entrance connection between 480 University and St. Patrick subway station will be constructed to replace the existing open staircase entrance currently situated at the northwest corner of Dundas Street West and University Avenue. The entrance connection will contain a fully accessible elevator designed to TTC standards, and will become the principal accessible path between street level and the concourse level of the subway station. The proposal also includes a new entrance vestibule and staircase along with new TTC station entrance signage. The street level entrance will be directly connected to the new office entrance vestibule at this level. Below grade, the entrance connection will connect to the development's P1 level parking garage allowing a direct connection at this level.

The developer will bear the full cost of the construction of the entrance connection as part of the redevelopment of the property as well as assume the future maintenance responsibility of the connection.

Currently St. Patrick subway station is not accessible. However, as part of the TTC's Easier Access Program Phase III it is proposed that St. Patrick station will be made accessible with the addition of two elevators. The subject development entrance connection will add the accessible path between street level and the subway station concourse level. Given this, the TTC is only required to construct one elevator in order to make St. Patrick station accessible between TTC concourse and platform levels.

The entrance connection design was presented to ACAT on May 1, 2013 as part of the overall St. Patrick Station Easier Access project. ACAT is supportive of the proposed entrance connection. TTC Engineering, Construction & Expansion and Operations Groups have reviewed the proposal and have found the conceptual design acceptable.

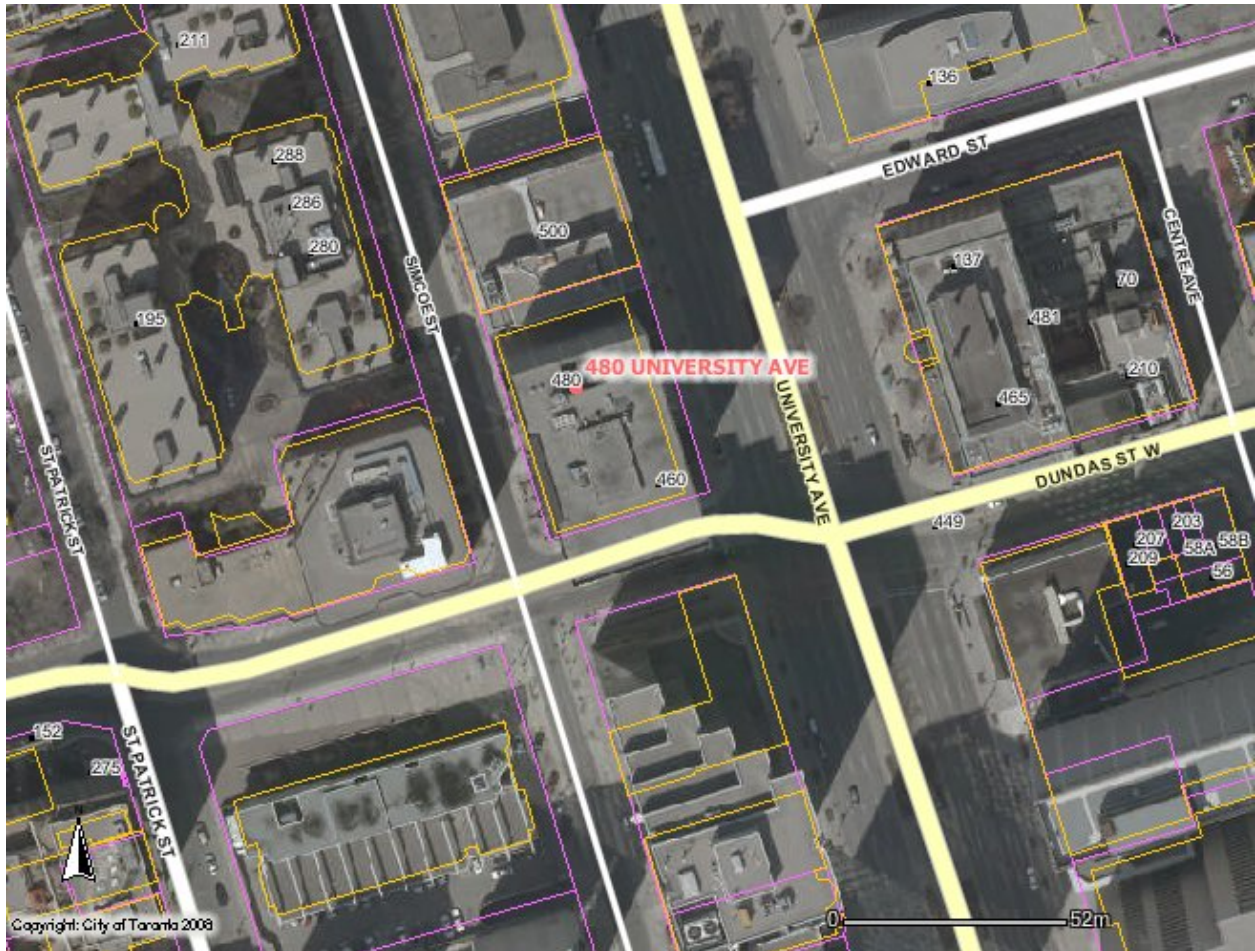
The entrance connection will require the negotiation of a TTC standard construction agreement for the construction of the facility. The entrance connection is also subject to an TTC standard entrance connection agreement setting out the fee structure, responsibilities for security (including opening and closing the connection), repair and maintenance, liability, insurance provisions, future upgrades to the connection, and signage. The entrance connection agreement also sets out the responsibility for structural inspections, maintenance and future rehabilitation of the entrance connection in the event of damage to the facility.

JUSTIFICATION

The proposed entrance connection will be a benefit to both the TTC and its customers providing a new accessible weather protected entrance connection to St. Patrick subway station where one does not exist today. This proposal will also assist the TTC with its goal of making St. Patrick station accessible as part of the Easier Access Program Phase III and eliminate the TTC funding requirement for a second elevator. All costs associated with the new entrance connection will be borne solely by the developer.

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Appendix A: 480 University Avenue and Surrounding Area
Appendix B: Entrance Connection Conceptual Designs

Appendix A – 480 University Avenue and Surrounding Area



Appendix B: Entrance Connection Conceptual Designs