



STAFF REPORT ACTION REQUIRED

Property Development – Proposed Entrance Connection – Eglinton Station – 2263 Yonge Street – E-Condos

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|--------------|-------------------------|
| Date: | April 29, 2015 |
| To: | TTC Board |
| From: | Chief Executive Officer |

Summary

The development, municipally located at 2263 Yonge Street (also known as 2263-2287 Yonge Street, 8-10 Eglinton Avenue East, and 25 & 25R Roehampton Avenue), consists of two mixed use buildings with multi-residential tower components totalling 58 and 36 storeys in height. The development site is situated at the northeast corner of Yonge Street and Eglinton Avenue East and also has frontage along Roehampton Boulevard (see Appendix I). The owner, NE Holding Inc., has approached the TTC with a proposal to construct a new entrance connection between the development and the existing pedestrian walkways beneath the intersection connecting to Eglinton Subway Station. The design concept of this entrance connection is attached as Appendix II. The new entrance connection will contain two escalators and an elevator providing a barrier free path of travel between the subway concourse and street levels. Coordination of the development and entrance connection design has been carried out between TTC and City of Toronto Community Planning and Urban Design staff as part of a routine site plan application process. City Staff are in agreement with the layout of the building and entrance connection as proposed.

The proposed entrance connection will replace the existing northeast stairway entrance to Eglinton Station at this intersection. The construction of the development has already commenced starting with the demolition of the existing building and subway entrance stairway. TTC has agreed to allow the owner to close the existing stairway entrance in order to allow for the demolition of the original subway entrance and surrounding buildings on site and construction of the development to proceed in advance of the construction of the Metrolinx Eglinton Crosstown Light Rail Transit (ECLRT) project. Coordination of the entrance connection design has been carried out between TTC, Metrolinx staff and their consultants in the preliminary planning stages of the ECLRT project. TTC entered into a Construction Agreement with the owner in April 2014 in order to permit commencement of the construction.

Once constructed, this entrance connection will be an improvement to the Eglinton Subway Station facility. This entrance will provide a barrier free path of travel connecting two major transit facilities: the TTC subway station and the future Metrolinx ECLRT station. The new entrance will be built at the developer's full cost and expense and will be an overall benefit to TTC customers.

Recommendations

It is recommended that the Board:

1. Approve, in principle, the entrance connection between a new development located at 2263 Yonge Street, known as E-Condos, and Eglinton Subway Station.
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 entrance connection, all on terms and conditions acceptable to the TTC's General Counsel.
3. Forward this report to the Director, Real Estate Services, City of Toronto.

Implementation Points

In accordance with Corporate Policy 8.3.0 Entrance Connections, Section 4, any Entrance Connection requires the prior approval of the Board. Entrance Connection refers to a physical, weather protected or fully enclosed structure between a development and a transit station including but not limited to, tunnel structure, bridge, enclosed walkway, stairs, elevator, escalator and covered walkway. This report seeks approval of the conceptual plan for the new entrance connection. Further discussions are ongoing between TTC staff and the developer with respect to the refinement of the design of the entrance connection.

A standard TTC entrance connection agreement will need to be negotiated and executed which will set out the ownership, maintenance, and operating provisions of the entrance connection between the TTC and developer.

Financial Summary

The entrance connection and associated facilities will be constructed at the developer's sole expense. In accordance with the TTC Entrance Connection Policy, the owner will also be required to pay an entrance connection fee to the TTC in the approximate amount of \$525,850.40 plus applicable taxes. This fee will be required to be paid by the owner upon the opening of the new entrance which is estimated to be completed by December 2016.

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

Accessibility/Equity Matters

The subject entrance connection will replace the existing stairway entrance located at the northeast corner of Yonge Street and Eglinton Avenue East. This entrance will contain two escalators as well as an accessible elevator providing TTC customers with a barrier free path of travel between the pedestrian walkway structure level (subway concourse level) and street level.

The existing configuration of Eglinton Station contains multiple street level entrances located on the four corners of the intersection of Yonge Street and Eglinton Avenue. All four of these entrances lead pedestrians into an underground pedestrian network which connects into the main entrance of Eglinton Station located beneath the southwest corner of the intersection. The network of underground pedestrian walkways is not currently accessible, as it contains multiple stairways beneath the roadway leading to the station. The underground pedestrian walkways at Eglinton Station are expected to become accessible in the future, therefore, the subject entrance connection is required to provide a barrier free path of travel from street level to accommodate the future accessibility of the station.

A secondary entrance to Eglinton Station is located approximately 100 metres south of Eglinton Avenue on the west side of Yonge Street. This secondary entrance is an accessible automatic entrance/exit and contains an elevator which provides the station with a barrier free path of travel between the bus transfer, concourse, and subway platform and street levels.

Decision History

The original northeast subway entrance to the Eglinton Subway Station, which connected the northeast corner of the intersection of Yonge Street and Eglinton Avenue East with the underground pedestrian tunnel network connecting to Eglinton Station, was acquired by the City of Toronto (“City”), on behalf of the TTC, by expropriation as part of the northern extension of the Yonge subway line. Following this, the owner of the property at 2263 Yonge Street granted to the City a permanent easement on May 15, 1975 for this subway entrance (“Original Easement”). On January 11, 2010 the City agreed to surrender the Original Easement in favour of the establishment of a new easement agreement required in order to accommodate a newly constructed building entrance. The developer will be required to enter into a new easement agreement with the City in order to facilitate the new entrance connection. TTC staff has initiated discussions with City Real Estate Services and City Legal Services with respect to the new easement required for the entrance and recommend forwarding this report to the City for information purposes.

Issue Background

The new entrance connection, between the new development and Eglinton Subway Station, will provide a weather-protected link for the convenience of TTC customers originating from and destined to the development. The entrance connection proposal will require the addition of a fire separation vestibule between the P2 parking/retail level concourse of the development and the subway station pedestrian walkways. The owner of the development will be responsible for the ownership and maintenance of the entrance connection structure beyond the east side of the fire separation vestibule station entrance, including but not limited to the fire separation vestibule, glazing partition walls, floor surfacing, elevators, and escalators. The developer will bear the full cost of the subway station construction of the entrance connection and any alterations to the subway station pedestrian walkways required to facilitate this connection.

While the construction of the 2263 Yonge Street development continues, Metrolinx is currently in the design phase of the ECLRT project. Eglinton Station is one of the three interchange stations along the ECLRT line; the others are Eglinton West Station and Kennedy Station. The subject entrance connection will be constructed prior to the ECLRT construction at Eglinton Station. The design of the future ECLRT station to be constructed as part of the Metrolinx project will allow for the interconnection of the subject new entrance connection. On this basis there will be no changes required to this entrance connection in order to facilitate the future ECLRT station.

The entrance connection will require the negotiation of a TTC standard entrance connection agreement setting out the fee structure, responsibilities for security (including responsibilities for opening and closing the connection), repair and maintenance, liability, insurance provisions, future upgrades to the connection, and way-finding 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 entrance or subway station facility.

Comments

Staff recommends approval of the entrance connection concept as this proposal will be a benefit to TTC Customers because it provides an improved, weather-protected entrance connection to Eglinton Subway Station. This entrance will be fully integrated into a significant mixed-use development, providing a convenient linkage to both the Yonge-University-Spadina Subway and to future Metrolinx ECLRT accessible transit facilities, at no cost to the TTC.

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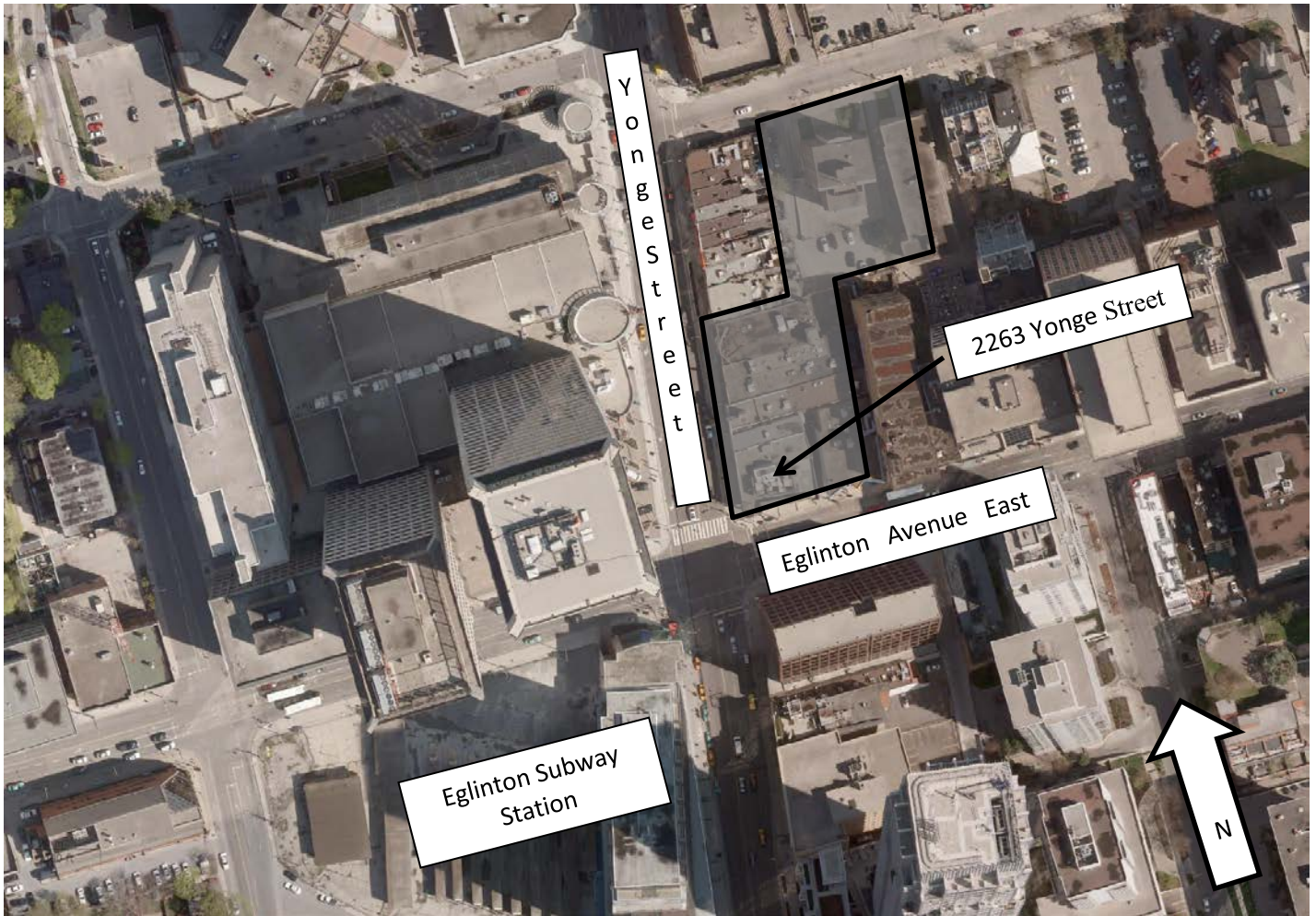
Attachments

Appendix I: 2263 Yonge Street and Surrounding Area

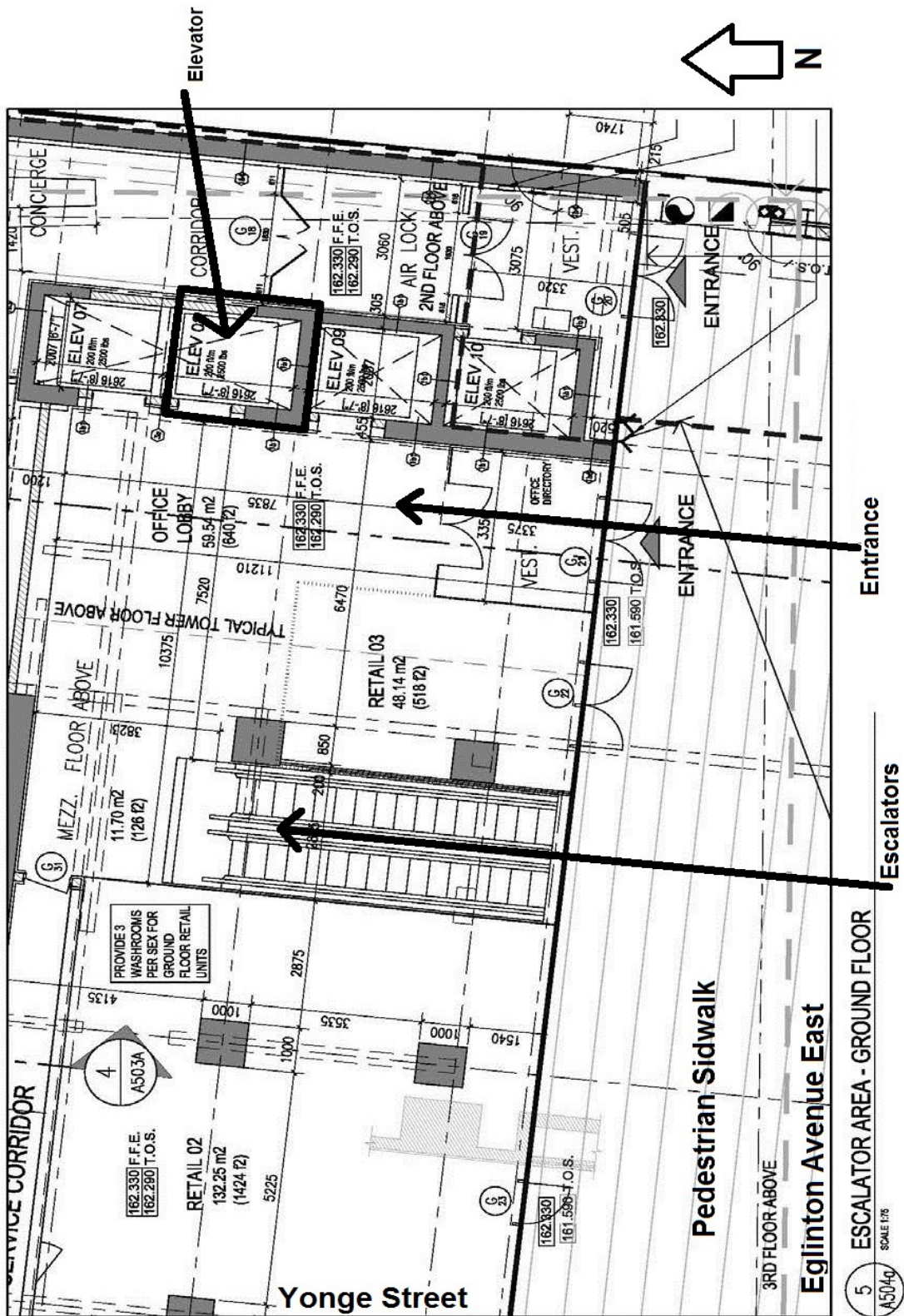
Appendix II: Entrance Connection Conceptual Design

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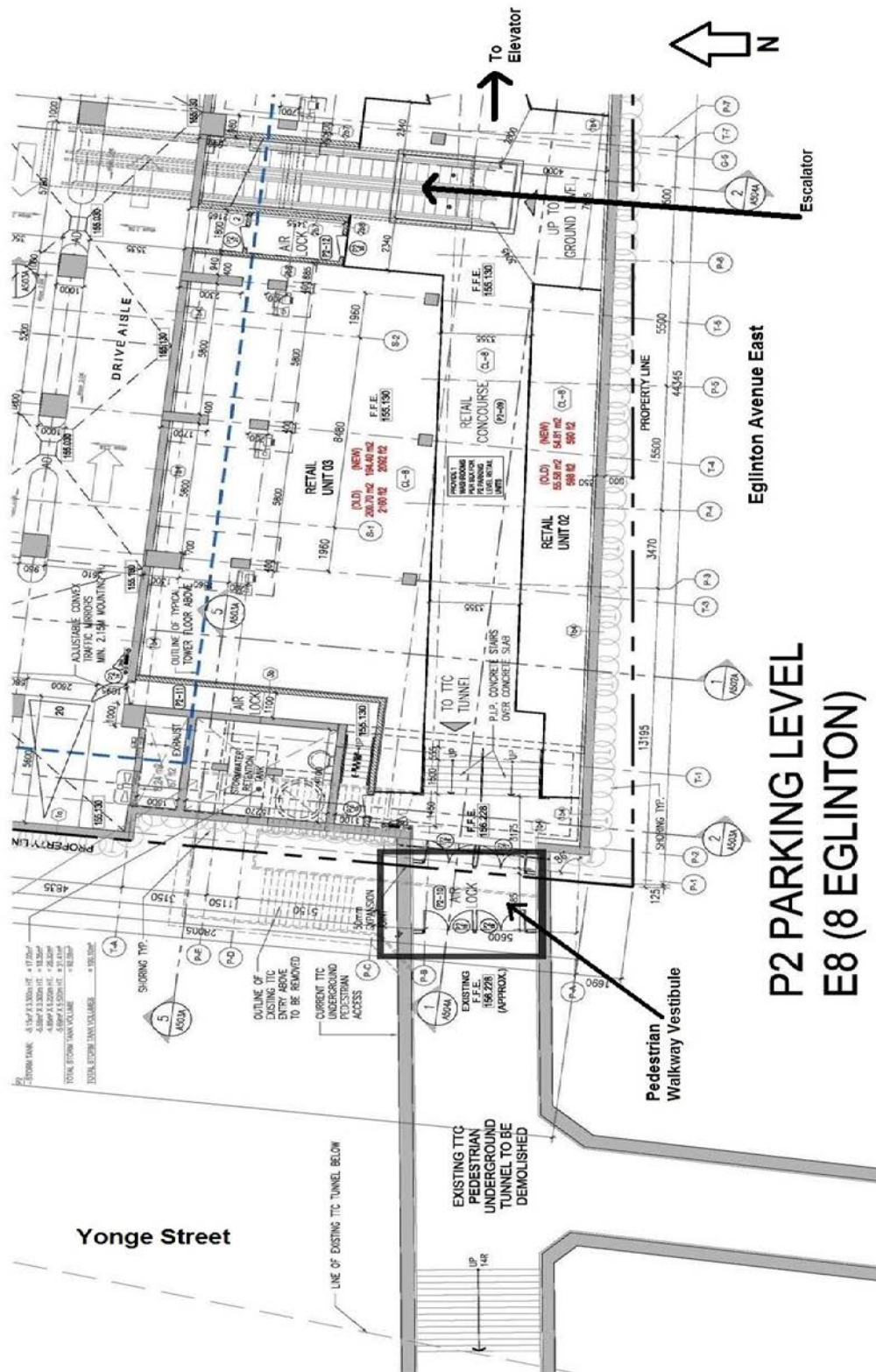
Appendix I



Appendix II



Staff report for action on Property Development – Proposed Entrance Connection –
 Eglinton Station – 2263 Yonge Street – E-Condos
 Appendix II – Entrance Connection Conceptual Design



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