



ACTION REQUIRED

Date: July 11, 2016

Subject: Redevelopment of Toronto Transit Commission Lands at Yonge-Eglinton

The attached Executive Committee Item 15.10 “Redevelopment of Toronto Transit Commission Lands at Yonge-Eglinton” and the City Council decision, adopted at its meeting on June 7,8 and 9, 2016, is submitted to the TTC Board for information or appropriate action.

Original signed by V. Rodo

Vincent Rodo
Chief Financial &
Administration Officer

Attachment

City Clerk's Office

Secretariat
Marilyn Toft
Council Secretariat Support
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100 Queen Street West
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web: www.toronto.ca**In reply please quote:
Ref.: 16-EX15.10**

June 16, 2016

Councillor Josh Colle
Chair
Toronto Transit Commission Board
1900 Yonge Street
Toronto, Ontario
M4S 1Z2

Dear Councillor Colle:

**Subject: Executive Committee Item 15.10
Redevelopment of Toronto Transit Commission Lands at Yonge-Eglinton
(Ward 22)**

City Council on June 7, 8 and 9, 2016, considered this Item, and a copy is attached for your information or appropriate action.

Yours truly,



for City Clerk

M. Toft/sb

Attachment

Sent to: Chief Executive Officer, Build Toronto
Chair, Toronto Transit Commission Board

c. City Manager

Executive Committee

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|---------|--|---------|--|---------|
| EX15.10 | | Adopted | | Ward:22 |
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Redevelopment of Toronto Transit Commission Lands at Yonge-Eglinton

City Council Decision

City Council on June 7, 8 and 9, 2016, adopted the following:

1. City Council request Build Toronto, in consultation with the Toronto Transit Commission, Real Estate Services and City Planning, to negotiate directly with the long-term lessee(s) located at Yonge and Eglinton regarding options for redeveloping the lands, identified in Parts 1 to 4 of Appendix A to the report (May 5, 2016) from the Chief Corporate Officer, and to report back to City Council in the fourth quarter of 2016 with an evaluation of options and a recommended plan for advancing redevelopment.
2. City Council request Build Toronto, as the project lead, to continue to consult with the local Councillors on recommended redevelopment options and alternatives through the process.
3. City Council advise the Toronto Transit Commission Board of City Council's support for consolidating and relocating Toronto Transit Commission offices.
4. City Council request the Toronto Transit Commission Board to exclude the Yonge and Eglinton lands from consideration for consolidated office space and/or a new head office.
5. City Council request the Toronto Transit Commission Board, in consultation with Build Toronto and Real Estate Services, to consider options for a new head office and/or consolidated office space along the subway system throughout the City including Toronto/East York, Scarborough, North York, and Etobicoke districts.
6. City Council direct that Confidential Attachment 1 to the letter (May 2, 2016) from the Chief Financial and Administration Officer, Toronto Transit Commission [EX15.10a] remain confidential as it involves a proposed or pending acquisition or sale of land for municipal or local board purposes.

Confidential Attachment 1 to the letter (May 2, 2016) from the Chief Financial and Administration Officer, Toronto Transit Commission [EX15.10a] remains confidential in its entirety in accordance with the provisions of the City of Toronto Act, 2006, as it pertains to a proposed or pending acquisition or sale of land for municipal or local board purposes.

Confidential Attachment - A proposed or pending acquisition or sale of land for municipal or local board purposes

Committee Recommendations

The Executive Committee recommends that:

1. City Council request Build Toronto, in consultation with Toronto Transit Commission, Real Estate Services and City Planning, to negotiate directly with the long-term lessee(s) located at Yonge and Eglinton regarding options for redeveloping the Lands, identified as Parts 1 to 4 in Appendix A to the report (May 5, 2016) from the Chief Corporate Officer, and to report back to City Council in the fourth quarter of 2016 with an evaluation of options and a recommended plan for advancing redevelopment.
2. City Council request Build Toronto, as the project lead, to continue to consult with the local Councillors on recommended redevelopment options and alternatives through the process.
3. City Council advise the Toronto Transit Commission Board of Council's support for consolidating and relocating Toronto Transit Commission offices.
4. City Council request the Toronto Transit Commission Board to exclude the Yonge and Eglinton lands from consideration for consolidated office space and/or a new head office.
5. City Council request the Toronto Transit Commission Board, in consultation with Build Toronto and Real Estate Services, to consider options for a new head office and/or consolidated office space along the subway system throughout the City including Toronto/East York, Scarborough, North York, and Etobicoke districts.
6. City Council direct that Confidential Attachment 1 to the letter (May 2, 2016) from the Chief Financial and Administration Officer, Toronto Transit Commission [EX15.10a] remain confidential as it involves a proposed or pending acquisition or sale of land for municipal or local board purposes.

Origin

(May 5, 2016) Report from the Chief Corporate Officer

Summary

To support potential City building opportunities, City staff are in the process of implementing a joint initiative involving the Toronto Transit Commission (TTC), Build Toronto, Real Estate Services, and City Planning to facilitate redevelopment of TTC-owned lands at Yonge-Eglinton (known as "the Lands" and identified as Parts 1 to 4 in Appendix A). This report recommends that Build Toronto (including Toronto Transit Commission and City staff) negotiate with long-term tenants on the Lands and report back to City Council in the fourth quarter of 2016 regarding options to enable redevelopment of the Lands as a mixed-use, transit-oriented hub. This report complements a report on the same initiative adopted by the Toronto Transit Commission Board on April 27, 2016, entitled "Redevelopment of Toronto Transit Commission Lands at Yonge-Eglinton."

Background Information (Committee)

(May 5, 2016) Report from the Chief Corporate Officer on Redevelopment of Toronto Transit Commission Lands at Yonge-Eglinton

<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-92960.pdf>

Appendix A - Property Sketch

<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-92961.pdf>

Appendix B - Aerial View and Current Uses

<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-92962.pdf>

10a Toronto Transit Commission - Redevelopment of Toronto Transit Commission Lands at Yonge-Eglinton

Confidential Attachment - A proposed or pending acquisition or sale of land for municipal or local board purposes

Origin

(May 2, 2016) Letter from the Chief Financial and Administration Officer, Toronto Transit Commission

Summary

At its meeting on Wednesday, April 27, 2016 the Toronto Transit Commission Board considered the attached report entitled "Redevelopment of TTC Lands at Yonge-Eglinton".

The Board approved the recommendations in the staff report, as follows:

"It is recommended that the Board:

1. Receive the confidential information as set out in the confidential attachment;
2. Authorize staff to participate in the Yonge-Eglinton Steering Committee with roles noted in the report;
3. Endorse the guiding principles with respect to the redevelopment of the lands as listed in Attachment 2.
4. Request staff to report back in the fourth quarter of 2016 on recommended arrangements for redevelopment including commercial terms.
5. Forward this report, along with the Board's decision, to the City of Toronto's Executive Committee for its consideration with its report on the same subject.
6. Authorize that the information provided in the confidential attachment is to remain confidential until completion of any transactions relating to the sale or redevelopment of the lands".

The Board also approved the following motion:

- i. That this report also be forwarded to the Chief Corporate Officer, City of Toronto. In accordance with Part 5 of the report recommendation the foregoing is submitted for your further handling.

Background Information (Committee)

(May 2, 2016) Letter from the Chief Financial and Administration Officer on Redevelopment of Toronto Transit Commission Lands at Yonge-Eglinton

<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-92761.pdf>

(April 27, 2016) Report from the Chief Executive Officer on Redevelopment of Toronto Transit Commission Lands at Yonge-Eglinton

<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-92762.pdf>

Confidential Attachment 1