



STAFF REPORT ACTION REQUIRED

2 and 50 Sheppard Avenue East – (Entrance Connection to Sheppard-Yonge Station)

Date:	July 11, 2016
To:	TTC Board
From:	Chief Executive Officer

Summary

A redevelopment of the Sheppard Centre is proposed that includes a retrofit and expansion of the existing retail space, the construction of a residential tower and the reconfiguration of the entrance connection to the Sheppard-Yonge subway station. The reconfigured entrance connection will include a new accessible elevator. This report requests the Board's approval of the relocation of the TTC elevator from its existing location within the Yonge Street right-of-way to a new location within the reconfigured entrance connection. This report also seeks authority for staff to enter into a new entrance connection agreement and related agreements required to facilitate the reconfigured entrance connection. This request for approval follows recommendations endorsed by North York Community Council in a report from the Director, Community Planning, North York District dated January 27, 2015.

The proposed reconfiguration of the entrance connection to Sheppard-Yonge Subway Station will be an improvement to the existing entrance condition. TTC customers will benefit from a new accessible elevator, as well as weather-protected barrier-free path of travel between the street level and the Sheppard-Yonge subway station.

Recommendations

It is recommended that the Board

1. Approve the relocation of the TTC elevator from its existing location within the Yonge Street right-of-way to a new location within a reconfigured entrance connection to Sheppard- Yonge subway station;
2. Approve, in principle, the proposed reconfigured entrance connection to the Sheppard-Yonge subway station within the Sheppard Centre as illustrated in Attachment 2; and

3. Authorize the execution of a new entrance connection agreement, and any other agreements arising as a result of the development, all on terms and conditions acceptable to the TTC's General Counsel.

Implementation Points

In accordance with Corporate Policy 8.3.0 Entrance Connections, any entrance connection or amendment to an existing 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 reconfigured entrance connection to Sheppard-Yonge subway station within the Sheppard Centre. The Sheppard Centre is located at the northeast corner of Sheppard Avenue East and Yonge Street, as shown in Attachment 1. The conceptual layouts of the street and TTC subway concourse levels are shown in Attachment 2.

The protection of TTC's interests during the construction of the redevelopment project and the reconfiguration of the entrance connection will be captured in a construction agreement between the TTC and the owner. An amendment to the existing entrance connection agreement will also be required to facilitate this project. The entrance connection agreement will set out ownership, maintenance, and operating provisions of the entrance connection and associated equipment including, but not limited to, the escalators and elevator between the TTC and owner. Staff recommend that the Board authorize the execution of these agreements in order to facilitate this project and protect the TTC's interests during and following construction of the project.

Financial Summary

The construction of the reconfigured entrance connection and associated facilities, including the new accessible elevator, escalators, mechanical rooms for the equipment, finishes, and signage, as well as the decommissioning and removal of the existing TTC elevator will be at the owner's sole cost and expense. The costs associated with the construction related activities, including protective measures for TTC's operation and customers during construction, will be captured in the construction agreement, and are the owner's responsibility. The construction agreement is required before any construction work related to the reconfigured entrance connection can begin.

The existing entrance connection agreement, which is also the original agreement between the TTC and the owner, did not include an entrance connection fee when it was originally negotiated. The TTC Entrance Connection policy states that if there is an increase in gross floor area, or density of the development, the TTC shall adjust the entrance connection fee to bring it into conformance with the current entrance connection fee. Given the fact that the owner is increasing the density of the development, as well as

extensively modifying the entrance connection, staff recommends that the entrance connection fee be calculated in accordance with policy.

The majority of the redevelopment of the Sheppard Centre involves a retrofit to the existing development. The additional density of the development is largely attributable to the construction of a new 39-storey residential apartment tower along Greenfield Avenue. The total increase in density for the development is 32,881 square metres, as shown in the following table

Development Phase Gross Floor Area	Phase 1 (m²)	Phase 2 (m²)	Total (m²)
Existing (A)	167, 894	0	167, 894
Proposed (B)	173, 397	27, 378	200,775
Difference (B-A)	5, 503	27, 378	32, 881

Based on the above, the entrance connection fee for the increased density for this development is calculated as follows:

Development Density	Fee Calculation	Fee
Existing (A)	167,894 m ² x \$4.84*/m ²	\$812,607
Proposed (B)	200,775 m ² x \$5.38*/m ²	\$1,080,170
Difference (B-A)		\$267,563
Note: *Rate prescribed in the TTC Entrance Connection Policy		

Given the above, as per the TTC policy, the owner is required to pay an entrance connection fee of \$267,563 that reflects the increase in the density of the development.

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

Accessibility/Equity Matters

The new entrance connection design was presented to the Advisory Committee on Accessible Transit (ACAT) on May 6, 2015. ACAT requested clarifications with respect to signage, type of accessible doors, ramps (located inside the mall), and ownership of the elevator. The owner and their design consultant provided the clarifications requested to the satisfaction of ACAT members. On this basis, ACAT is supportive of removing the TTC elevator from its existing location, and relocating it within the reconfigured entrance connection.

Decision History

The existing entrance connection to the Sheppard Centre was constructed as part of TTC's construction of the Sheppard-Yonge subway station when the Yonge subway was extended between York Mills and Finch stations in the early 1970s. At the time of the construction of the subway station, the owner of the Sheppard Centre expressed an interest in a direct connection between the mall and subway station. The owner paid for the additional cost associated with the direct connection between the mall and subway station.

The existing entrance connection is administered through an existing entrance connection agreement between the TTC and the owner, dated February 22, 1971. A permanent easement also exists over the entrance for public access through the development into the subway station. The easement is administered through an Easement Agreement between the owner and the Municipality of Metropolitan Toronto, dated November 10, 1972.

Issue Background

Entrance Connection Concept

The owner of the Sheppard Centre, located at the northeast corner of the intersection of Yonge Street and Sheppard Avenue East, is proposing to carry out a multi-phase renovation and expansion of the existing retail centre. Currently, there is a direct entrance connection from Yonge Street, through the Sheppard Centre to the Sheppard-Yonge subway station. The conceptual layout of the reconfigured entrance connection is shown in Attachment 2.

The City of Toronto has requested that the owner provide a 10 metre wide pedestrian boulevard along the Yonge Street frontage of this site. This request was endorsed by North York Community Council in a report from the Director, Community Planning, North York District dated January 27, 2015. There is an existing TTC elevator providing barrier-free access from street level to the concourse level of the Sheppard-Yonge subway station located within this 10 metre area. The owner plans to demolish the existing TTC elevator and incorporate the elevator inside the building envelope as part of the reconfigured entrance connection.

As part of the renovation, the owner will install TTC signage at their cost at the street level and throughout the reconfigured entrance connection to the subway station. The signage will be prepared in accordance with TTC's design standards, and in consultation with TTC's Design and Wayfinding Department.

Staff has reviewed the preliminary design and are in agreement with the proposed reconfiguration of the entrance connection; therefore, it is recommended that the Board approve the conceptual layout as presented in Attachment 2.

Maintenance Responsibilities

The extent of TTC's existing maintenance responsibilities include the areas outlined in Attachment 2. The locking of the doors at the top of the stairs and escalator within the subway station concourse area will also remain under TTC responsibility. The reconfiguration of the entrance connection does not result in any changes to the existing fareline, fare gate, and collector's booth located at the concourse level of the subway station. As part of TTC's station modernization program, TTC will be replacing the existing fare gates with accessible Presto fare gates. These fare gates are scheduled to be installed at Sheppard- Yonge subway station in mid-2017. At no time during the developers 2.5 – 3 year construction timeline will there be any interruption to the implementation of the Presto fare gate project and regular TTC operations.

This proposal changes the ownership and maintenance obligation of the elevator that exists today. TTC owns and maintains the existing elevator located within the Yonge Street road right-of-way. As the new elevator, as well as escalators and mechanical rooms will be located entirely on private property, the ownership, ongoing maintenance, replacement, and repair of this equipment will now be the owner's responsibility, in perpetuity.

The owner will be required to enter into a new entrance connection agreement that will set out the maintenance and operational responsibilities for the entrance connection and associated elevator and escalator equipment. The new entrance connection agreement will ensure that the entrance and accessible elevator are available during all operating hours of the subway station. As well, this agreement will include remedies to ensure minimal inconvenience to TTC customers in the event of an elevator or escalator shutdown or repair. TTC will retain responsibility of the fare line, fare gate, and securing the station. For greater clarity TTC will retain responsibility of those lands outlined in 2b.

Sheppard-Yonge subway station is one of the most accessible stations in the system. In addition to the existing elevator in the Yonge Street right-of-way that is proposed to be relocated inside the Sheppard Centre as part of the redevelopment, there are three other accessible paths to the subway station:

1. Access through 4789 Yonge Street (the Hullmark Centre) located at the southeast corner of Yonge Street and Sheppard Avenue East. There is an elevator within the development that provides access to Line 4 (Sheppard). There are additional elevators that provide access to Line 1 (Yonge-University) and the TTC bus terminal. There is an executed entrance connection agreement which obligates the owner to ensure that the elevator within the development is maintained and is accessible during all operating hours of the subway.
2. Access through 25 Sheppard Avenue West (the Nestle Building) located at the southwest corner of Yonge Street and Sheppard Avenue West. There is an elevator within the development that provides access to Line 4. There are

additional elevators and a ramp that provide access to Line 1 and TTC buses. There is an executed entrance connection agreement that obligates the owner to ensure that the elevator within the development is maintained and is accessible during all operating hours of the subway.

3. The bus bay at Sheppard-Yonge is located within the northwest quadrant of Yonge Street and Sheppard Avenue West. The bus bay has an accessible elevator that provides customers with an accessible path to Lines 1 and 4.

Comments

The proposed renovations to the entrance connection to Sheppard-Yonge subway station will benefit TTC customers. The renovated station entrance will include elements of natural light, a new elevator, as well a weather-protected barrier-free path of travel between the street level and the Sheppard-Yonge subway station.

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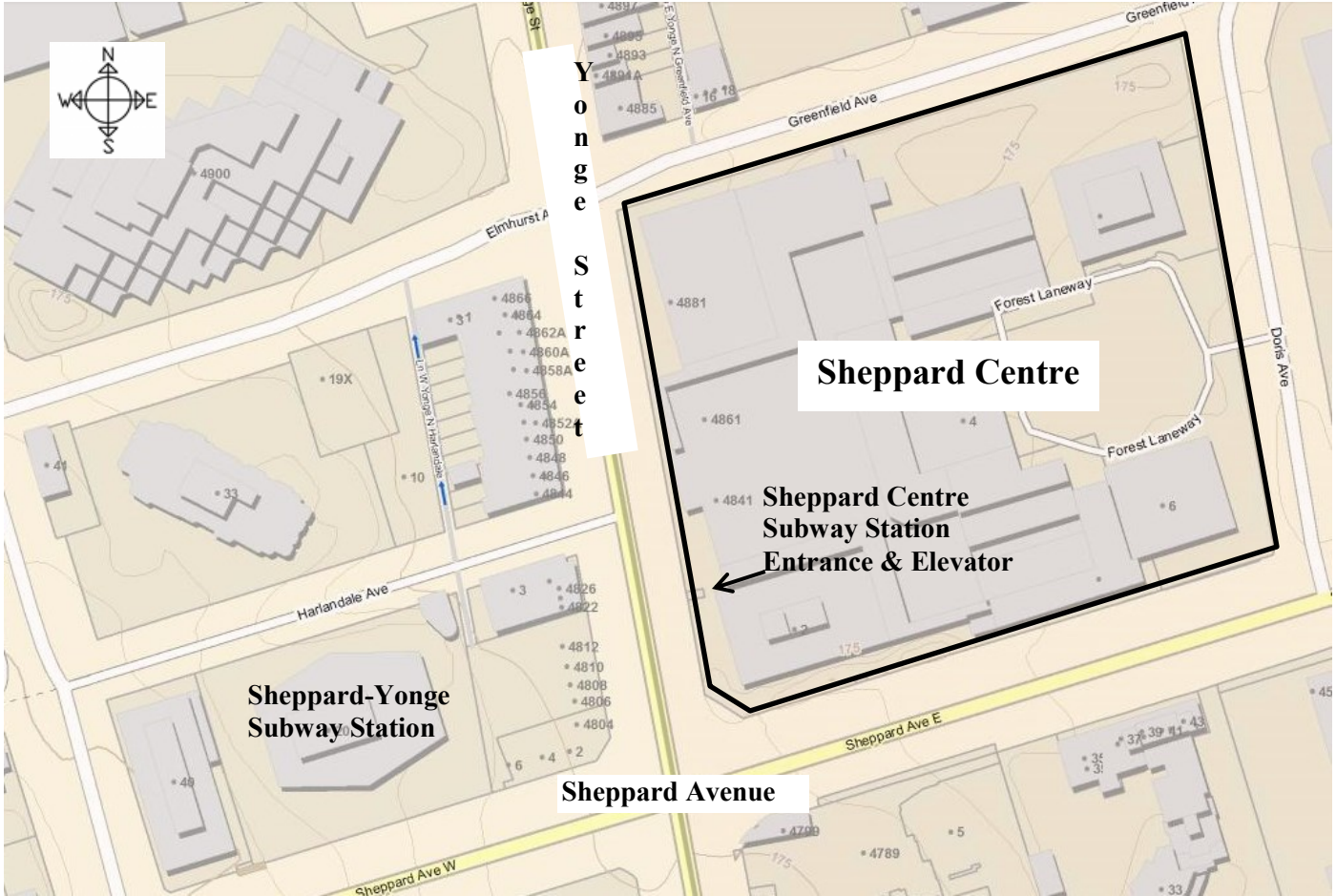
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Attachments

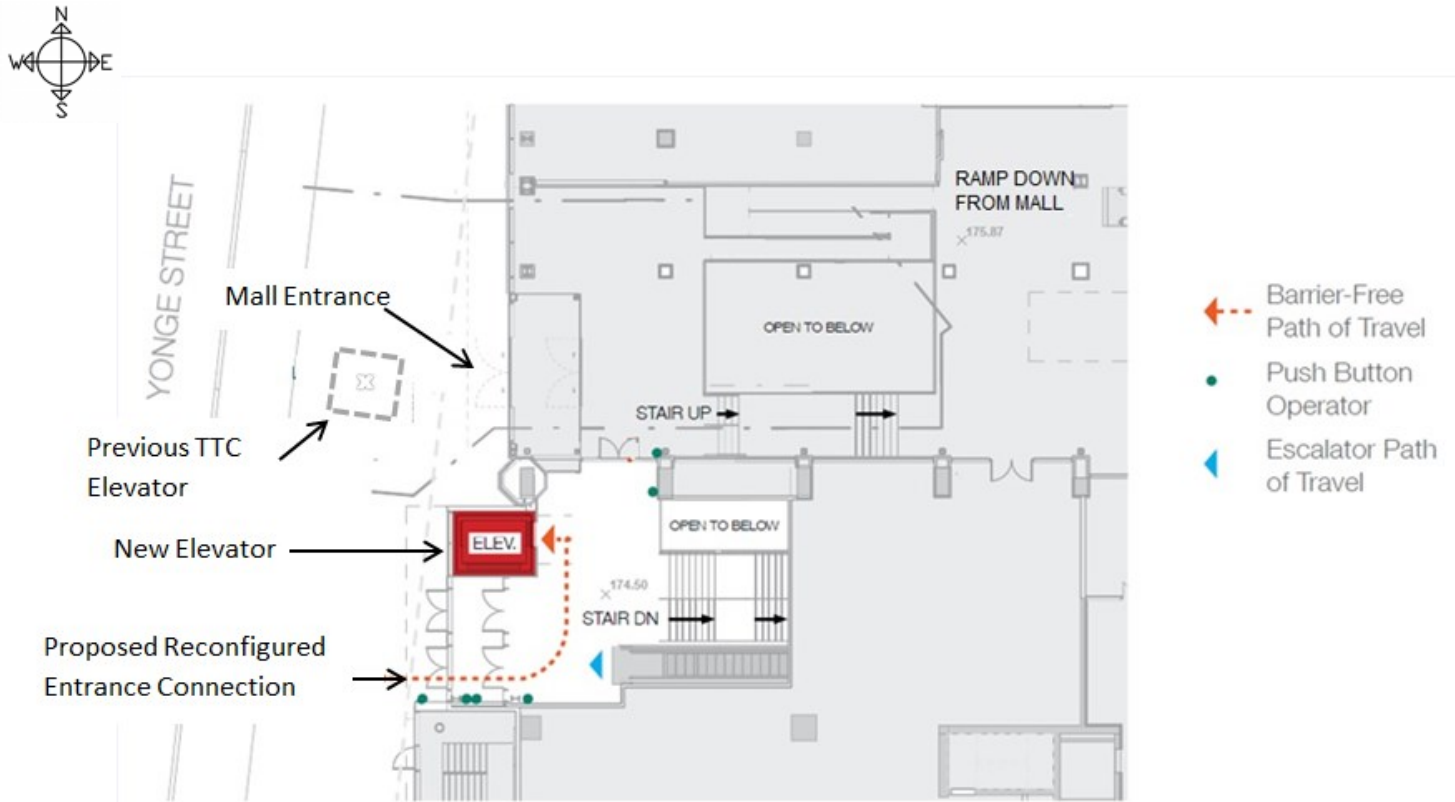
Attachment 1- Sheppard Centre Location Plan
Attachment 2 – Proposed Entrance Connection Conceptual Layouts

Attachment 1 – Sheppard Centre Location Plan



Attachment 2a – Proposed Entrance Connection Conceptual Layout

STREET LEVEL



Attachment 2b – Proposed Entrance Connection Conceptual Layout

TTC SUBWAY CONCOURSE LEVEL

