



**STAFF REPORT
ACTION REQUIRED
with Confidential Attachment**

**Toronto-York Spadina Subway Extension
License of Land for Commuter Parking Lot at Pioneer Village Station -
Cherrywood/Clairville Hydro Corridor, Vaughan**

Date:	March 23, 2016
To:	TTC Board
From:	Chief Executive Officer
Reason for Confidential Information:	A proposed or pending acquisition or disposition of land by the TTC

Summary

The purpose of this report is to seek the Board's approval of major terms of a license of lands to construct and operate a commuter parking lot associated with the new Pioneer Village Station, located in the Cherrywood/Clairville Hydro corridor, north of Steeles Avenue West, east of Jane Street in Vaughan. The license would include an initial a seven year period to accommodate construction of the lot and associated facilities and includes two, five year options to extend the licence.

The commuter parking lot facilities at this station were also approved through the Environmental Assessment studies completed for the project. The Provincial EA for this component of the project was approved by the Minister of the Environment in March 2007.

The Pioneer Village Station commuter parking lot, which is designed to accommodate about 1900 spaces, is to be constructed as part of TTC Contract A31-3, the award of which is also before the Board on March 23, 2016. The design of the parking lot, shown in Attachment 1 was optimized to the extent possible for efficient use of the lands and to minimize walking distances for transit customers, subject to restrictions imposed by Hydro One Networks Inc. (HONI).

TTC staff has negotiated a licence agreement with the terms and conditions set out in this report, with the exception of the final financial terms. Upon Board approval of the report recommendations, a final licence agreement will be negotiated and executed.

Recommendations

It is recommended that the Board:

1. Authorize the execution of a licence agreement between Her Majesty the Queen in the Right of Ontario (as represented by the Minister of Infrastructure) and the Toronto Transit Commission for the licence of lands described in Attachment 1, for a term of seven (7) years in accordance with the terms and conditions set out in Attachment 2 and as summarized in this report, in accordance with the Toronto Transit Commission's policies, and any other documents or agreements arising as a result of entry into the licence;
2. Approve recommendations in the Confidential Attachment;
3. Execute all documents and agreements in accordance with the Toronto Transit Commission's policies and on terms and conditions acceptable to the TTC's Head of Legal and General Counsel.

Implementation Points

The recommendations are for TTC staff to proceed with final negotiations of the licence agreement in accordance with terms included in this report and the associated Confidential Attachment.

Financial Summary

The licence of land for these purposes has been included in the 2016-2025 TTC Capital Budget. The cost of the initial three years of the licence are included in the TYSSE budget and are accounted for in the project reset budget. Sufficient funds will be incorporated into future operating budgets to cover rent and associated costs arising out of entry in the licence and to operate the parking lot after the initial three years of the Term.

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

Accessibility/Equity Matters

Barrier free access to the parking lot is provided by means of accessible pathways from the station entrance. Disabled parking spaces are provided in the parking lot per standard TTC lot requirements and are identified on Attachment 2.

Issue Background

A commuter parking lot was included as part of the Steeles West Station facilities in the February 2006 Spadina Subway Extension Environmental Assessment from Downsview to Steeles Avenue – City of Toronto (the EA). The EA specifically located the commuter parking lot within the Parkway Belt Lands (commonly referred to as the ‘Hydro Corridor’) located north of Steeles Avenue West, east of Jane Street in the City of Vaughan. The parking lot and related facilities were excluded from the Pioneer Village station (A31-1) contract. A separate contract, A31-3, is being awarded to complete the commuter parking lot, passenger pick-up-and-drop-off (PPUDO), YRT bus facilities and related access roads/driveways.

The commuter parking lot design was developed in coordination with Infrastructure Ontario, Hydro One Networks Inc. (primary tenant), Enbridge Gas Distribution and the Regional Municipality of York, all of which have existing infrastructure within the lands. The final design, including the parking area, access driveway, York Region Transit bus driveway, and bio-swales (needed both for stormwater management and to meet Hydro One Networks Inc. standards), requires approximately 25.1 acres of land to be licensed from the province through Ontario Infrastructure Lands Corporation (OILC).

TTC operates other parking lots within Hydro corridors in Toronto and the licences for these lots are negotiated, held and managed by City of Toronto. However, under the terms of the Capital Cost Allocation MOU between the City of Toronto and Regional Municipality of York, property interests for the TYSSE project within York Region are to be held by TTC. TTC has been coordinating the negotiation of this licence with City staff to ensure consistency between licence agreements.

The project will require this licence to be executed prior to the award of contract A31-3, described above..

Comments

The following is a summary of the terms and conditions of the license.

Terms and Conditions	
Term:	Seven (7) years beginning on April 15, 2016 and ending April 14, 2023
Rentable Area:	25.1 acres
Termination	Upon 12 months notice, after the initial Term
Option to Extend:	Two options of five (5) years each at market rates.

This report recommends proceeding with the licence based on the terms and conditions, as summarized in the above table, and based upon the recommendations in the confidential attachment.

This report is being brought to the Board at this time in coordination with the award of contract A31-3 in order that the necessary lands will be available simultaneous with the award of the contract.

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Attachments

- 1 - Parking Lot
- 2 - Confidential Attachment

Attachment 1 – Parking Lot

