



## STAFF REPORT ACTION REQUIRED

### 587 Yonge Street - Entrance Connection to Wellesley Station

<b>Date:</b>	June 15, 2017
<b>To:</b>	TTC Board
<b>From:</b>	Chief Executive Officer

#### Summary

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Cresford Developments, the owner and developer of 587 Yonge Street is proposing a mixed use development that includes a new street entrance to Wellesley Station from the north side of Dundonald Street, a direct connection to their building, and a box structure under the Dundonald Street right-of-way to connect to Wellesley station (the “Development”). This report seeks authority to enter into the appropriate agreements for this Entrance Connection.

#### Recommendations

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##### It is recommended that

1. The Board approve the construction of the Entrance Connection to Wellesley Station within the Development as generally illustrated in Attachment 1; and
2. Authorize the execution of an entrance connection agreement, maintenance agreement, and any other agreements arising as a result of the Development, all on terms and conditions acceptable to the TTC’s General Counsel and Head of Legal.

#### 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.

To protect TTC’s assets and interests during construction and to ensure that specific obligations are carried out during construction of the Development, the owner will be required to enter into a construction agreement with TTC.

An entrance connection agreement, also referred to as a Mutual Easement Shared Facilities Agreement (MESFA), will be required to set out ownership, maintenance, and operating obligations of the Entrance Connection and associated equipment, as required.

## **Financial Summary**

The construction of the Entrance Connection and associated equipment, including the new fare line and related protection measures during construction, will be at Cresford Developments' (Cresford) sole cost and expense. The cost of this work is anticipated to be over \$1,000,000.00.

The installation and cost of the fare gates and related systems, including CCTV and Passenger Information Displays will be paid for by Cresford, but will be owned by TTC and will connect into TTC's systems. The installation and cost of PRESTO self-serve devices and the connection to the required systems will also be paid for by Cresford, but these devices will be property of PRESTO as per TTC's agreement with PRESTO. TTC will review the technical documents associated with the equipment, and will coordinate the installation of the fare gates once the site is ready.

Since a direct connection between the Development and the subway station is proposed, Cresford is required to pay an entrance connection fee of \$28,047.75, as per TTC policy.

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

## **Accessibility/Equity Matters**

The connection between 587 Yonge Street and Wellesley Station is not an accessible connection because there is no accessible connection to the platform level at this location. The main entrance to Wellesley Station is on Wellesley Street East and it will be made accessible as part of the Easier Access Phase III Project. This work is expected to be completed in 2019.

## **Decision History**

At its meeting of August 19, 2014, the Board approved the report "Wellesley Station Second Exit/Automatic Entrance Procurement Authorization Fire Ventilation Upgrade Contract S3-16" to award the construction contract of the second exit/automatic entrance at 17 Dundonald Street.

[https://www.ttc.ca/About\\_the\\_TTC/Commission\\_reports\\_and\\_information/Commission\\_meetings/2014/August\\_19/Supplementary\\_Reports/Wellesley\\_Station\\_Second\\_Exit\\_Automatic\\_Entrance\\_Procurement.pdf](https://www.ttc.ca/About_the_TTC/Commission_reports_and_information/Commission_meetings/2014/August_19/Supplementary_Reports/Wellesley_Station_Second_Exit_Automatic_Entrance_Procurement.pdf)

At its meeting of January 21, 2015, the Board approved the report “Property Development -17 Dundonald Street (Wellesley Station)” with confidential recommendations regarding the new entrance connection to 17 Dundonald Street.

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2015/January 21/Reports/Property Development 17 Dundonald Street Wellesley Station.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2015/January%2021/Reports/Property%20Development%2017%20Dundonald%20Street%20Wellesley%20Station.pdf)

## **Issue Background**

Cresford has submitted applications to the City for the redevelopment of the northeast quadrant of Yonge Street and Dundonald Street. The application is for a 4 storey podium with commercial and residential uses, a 44 storey residential tower, 4 levels of underground parking and improvements to the adjacent James Canning Park. (Attachment 2). Cresford has requested a connection between the Development and Wellesley Station and proposes both a direct entrance to the subway station from the street for public access during all operating hours of the subway, and a connection to the subway station from the P1 level of the Development.

TTC’s second exit for Wellesley Station is under construction within the development at 17 Dundonald Street. This second exit includes a pedestrian box structure beneath Dundonald Street that connects to the southbound and northbound platforms of Wellesley Station. A knock out panel was constructed at its west end for the anticipated connection to 587 Yonge Street.

As part of the Development, the owner of 587 Yonge Street will be constructing an additional pedestrian box structure to the west that connects to this knock out panel.

## **Comments**

The proposed new entrance connection to Wellesley station will benefit TTC Customers by providing additional access to the station.

## **Contact**

Pamela Kraft

Head, Property, Planning and Development Department

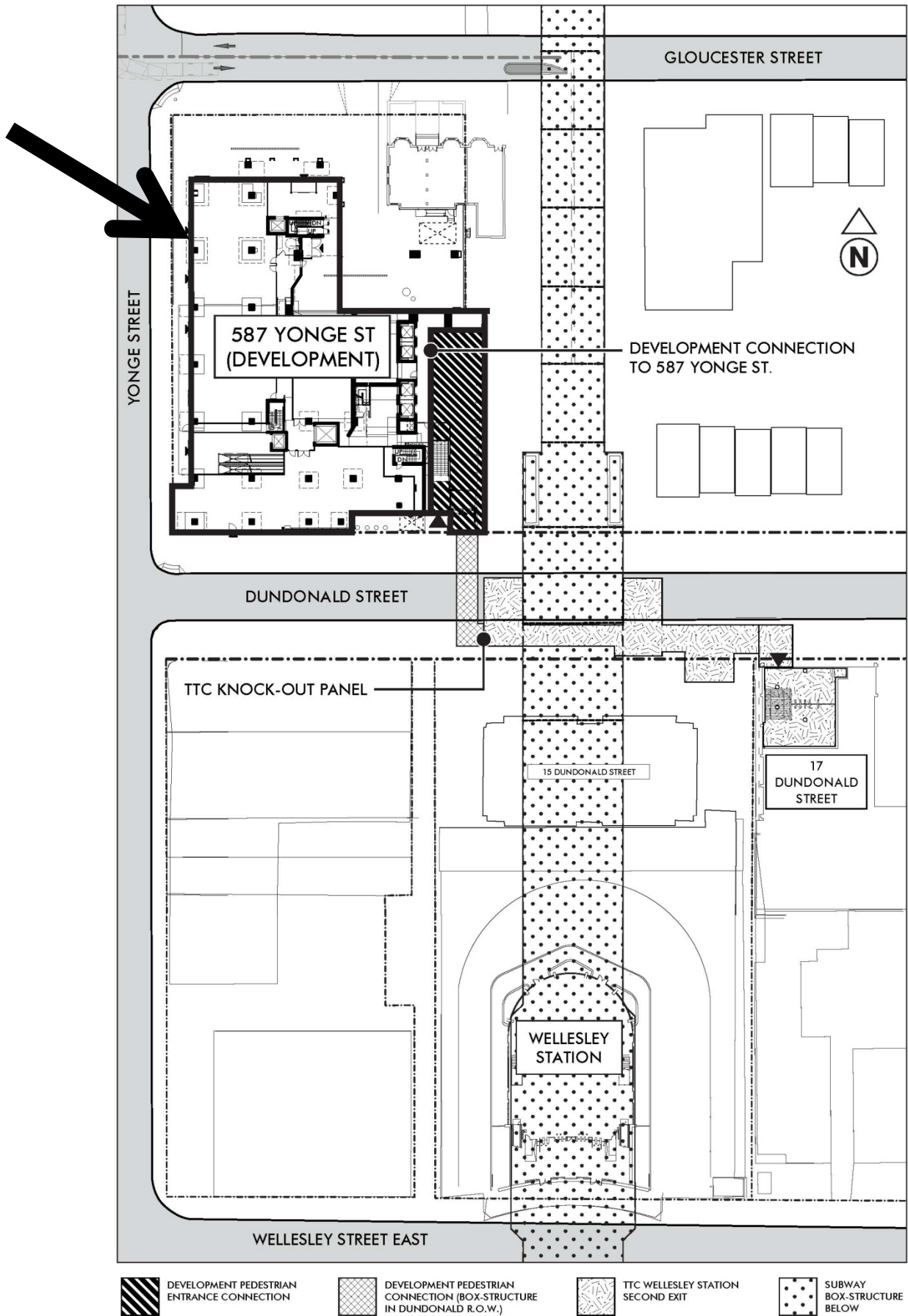
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## **Attachments**

Attachment 1 – Context Plan of Proposed Entrance Connection

Attachment 2 – Rendering of Entrance Connection

# Attachment 1 – Context Plan of Proposed Entrance Connections



Note: Drawing is not to scale, Property lines shown are approximate and for discussions purposes only.

587 Yonge Street - Entrance Connection to Wellesley Station

## Attachment 2 – Rendering of Entrance Connection



Looking North from Dundonald Street at Development at 587 Yonge Street – Entrance to Wellesley Station is on the east side of the building.