



**For Action
with Confidential Attachment**

Scarborough Subway Extension Tunnel and Emergency Exits Property Acquisition

Date: June 12, 2018
To: TTC Board
From: Chief Capital Officer

Reason for Confidential Information

This report is about a proposed or pending land acquisition or disposition of land for municipal or local board purposes.

Summary

This report recommends that TTC staff be authorized to request City of Toronto Real Estate Services to acquire the required property interests for the Scarborough Subway Extension prior to the scheduled date for project construction.

The Scarborough Subway Extension project is a 6.2 kilometre extension of Line 2 from Kennedy Station to Scarborough Centre, via Eglinton Avenue, Danforth Road and McCowan Road. The construction of the Scarborough Subway Extension tunnel and emergency exits require various property rights to be acquired (as summarized in the Confidential Attachment).

Construction of the project is planned to commence in 2020.

Recommendations

It is recommended that the Board:

1. Approve the recommendations set out in the Confidential Attachment; and
2. Maintain the confidentiality of the information set out in the Confidential Attachment until there has been a final determination of all property transactions and claims for compensation related to the Scarborough Subway Extension Project.

Financial Summary

An estimate of the cost to acquire the property necessary to construct the Scarborough Subway Extension tunnel and emergency exits is provided in the Confidential Attachment.

The TTC's 2018-2027 Capital Budget and Plan includes an estimated cost of \$3.560 billion with spending authorization of \$533.4 million for the Scarborough Subway Extension (SSE) including the SRT Life Extension and Demolition, as approved by Council on February 12, 2018. Of \$533.4 million, SSE spent \$112.6 million with remaining funds of \$420.8 million. No work beyond what can be accommodated within the approved funding will be initiated, unless additional project approval funds are made available.

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

Equity/Accessibility Matters

The Scarborough Subway Extension is being designed to be accessible in accordance with the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) and the Ontario Building Code.

Decision History

At its meeting of October 16, 2017, the TTC Board approved the acquisition of one property for a traction power substation.

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2017/October 16/Reports/14 Scarborough Subway Extension Property Acquisition.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2017/October%2016/Reports/14%20Scarborough%20Subway%20Extension%20Property%20Acquisition.pdf)

The report on the Scarborough Subway Extension entitled, Next Steps in the Scarborough Subway Extension, was adopted by the TTC Board at its meeting on March 22, 2017 and by City Council at its meeting on March 28 – 30, 2017. This report sought approval for the extension of Line 2 (Bloor-Danforth Subway) from Kennedy Station to Scarborough Centre via the McCowan alignment and to conduct the necessary Transit Project Assessment Process. Property requirements were summarized and a map and list of impacted properties were included in the Background Materials.

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2017/March 22/Reports/4 Next Steps on the Scarborough Subway Extension.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2017/March%2022/Reports/4%20Next%20Steps%20on%20the%20Scarborough%20Subway%20Extension.pdf),

Issue Background

The extension of Line 2 from Kennedy Station to Scarborough Centre Station will include a single large diameter tunnel and eight emergency exits. The tunnel is mostly located under Eglinton Avenue East, Danforth Road, McCowan Road and Borough Drive within existing or planned City of Toronto roads. The subject properties have been identified for the tunnel and six of eight emergency exits.

Emergency exits are required along the alignment for the evacuation of subway train passengers and for first responders' access. Emergency Exit 5 includes tunnel ventilation structures.

The property requirements are described and illustrated in the Confidential Attachment. The property requirements for this project include the following:

- **Fee simple** acquisitions are required for the emergency exits and include a three metre setback from the structures for maintenance purposes;
- **Subsurface fee simple** interests are required for the permanent tunnel structure and include a three metre setback;
- **Permanent easements** are required directly above the tunnel for the support and safe operation of the subway; and
- **Temporary easements** are required for construction purposes and will provide TTC with the right to enter, conduct temporary utility and road relocations, install tie-backs, excavate and construct various elements of the project.

The location of the permanent tunnel and emergency exit structures was determined through the Transit Project Assessment process for the Scarborough Subway Extension, which included public consultations and one-on-one meetings with affected property owners. The permanent three metre setback requirements have been refined and the temporary property requirements have been developed following the Transit Project Assessment process.

Comments

Construction of the project is planned to commence in 2020.

In order to implement the project, the property interests outlined in the Confidential Attachment will be required prior to the commencement of construction.

All property interests outlined in the Confidential Attachment are partial interests only.

Further Board Reports will be submitted in 2019 to seek Board authority to acquire properties for Emergency Exit 3, Traction Power Substation 2 and for the tunnel, Emergency Exit 8 and Scarborough Centre Station in the vicinity of Scarborough City Centre.

As well, property interests are required on six City-owned properties. These interests will require transfer of operational management from the City division that has operational jurisdiction to TTC via the established protocols.

Contact

Gary Downie, Chief Project Manager, Scarborough Subway Extension
416-590-6218
Gary.Downie@ttc.ca

Signature

Susan Reed Tanaka
Chief Capital Officer

Attachments

Confidential Attachment 1

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