



481 University Avenue – New Entrance Connection

Date: September 24, 2020
To: TTC Board
From: Chief Capital Officer

Summary

The owner of 481 University Avenue is proposing a mixed-use development at the northeast corner of University Avenue and Dundas Street West (the “Development”). The proposal includes closing the existing open-stair access on University Avenue in front of the development site and constructing a new accessible entrance connection to St Patrick Station, which will be integrated within the new development (the “Entrance Connection”). The Board’s approval is required for the Entrance Connection and all associated agreements with the owner.

Recommendations

It is recommended that:

1. The Board approve the Entrance Connection within the Development located at 481 University Avenue and the subsequent closure of the open-stair access located at the northeast corner of University Avenue and Dundas Street West, into St Patrick Station, as illustrated in Attachment 1.
2. The Board authorize the execution of an Entrance Connection Agreement, and any other agreements arising as a result of the Entrance Connection, all on terms and conditions acceptable to TTC’s General Counsel.

Implementation Points

In accordance with Corporate Policy 8.3.0 Entrance Connections, any new entrance connection or amendment to an existing entrance connection requires approval of the Board. “Entrance Connection” refers to a physical, weather-protected or fully protected enclosed structure between a development and a transit system, including but not limited to tunnel, structure, bridge, enclosed walkway, stairs, elevator, escalator and covered walkway.

The owner will enter into a Construction Agreement with the TTC to protect the TTC’s assets and interests and outline specific obligations during construction. An Entrance Connection Agreement will set out maintenance and operating obligations of the Entrance Connection and associated equipment, as required.

The Entrance Connection, which is being designed and reviewed to the TTC’s satisfaction, will be located entirely on the owner’s property, and will connect to St Patrick Station through a new vestibule at the concourse level. Details including signage, operation hours and security associated with St Patrick Station, will be finalized through the Entrance Connection Agreement.

The owner will close the existing open-stair access, located in the municipal right-of-way, and convert it into a vent. The TTC will continue to have operational management and maintenance of the vent.

Financial Summary

The Entrance Connection located in the owner’s building will be constructed at the owner’s cost, which is estimated at approximately \$1.7 million. The Entrance Connection is expected to open in 2026 and the associated entrance connection revenue will be incorporated into the 2026 Operating Budget. Any changes to ongoing maintenance costs to the TTC will be nominal as all responsibilities for the new Entrance Connection will be borne by the owner.

Since this creates a direct connection between the Development and the subway station, the owner is required to pay an entrance connection fee of \$615,900, as per TTC policy, and is calculated as follows:

Development Density	Applicable Rate per Square Metre	Fee Calculation	Fee
21.24 FSI	\$8.07	76,320 sq.m (GFA) x \$8.07 (Density)	\$615,900

The Interim Chief Financial Officer has reviewed this report and agrees with the Financial Impact information.

Equity/Accessibility Matters

Currently, there is one existing accessible path to St. Patrick Station provided through the development at 480 University Avenue (northwest corner of University Avenue and Dundas Street West), and three non-accessible paths, as illustrated on Attachment 1.

The new Entrance Connection is not part of the Easier Access Program, but will add a second accessible route through the provision of a new elevator. Review of the elevator design is nearing completion and will ensure the TTC’s requirements are satisfied. The Entrance Connection will be fully enclosed, well lit and weather protected, facilitating a more convenient access to the subway station than presently exists. The accessible route is illustrated on Attachments 2a and 2b.

The Entrance Connection was presented to the TTC’s Advisory Committee on Accessible Transit (ACAT) on July 8, 2020. The owner will refine the Entrance to

incorporate feedback received from ACAT regarding additional signage and inclusion of elevator features to improve visibility.

Decision History

On August 25, 2014, Toronto City Council adopted the Zoning By-law Amendment in support of the proposed development at 481 University Avenue. Council further authorized the owner to enter into a Section 37 Agreement with the City to secure the provision of a number of community benefits, including the direction that the owner “internalize the TTC staircase at the northeast corner of University Avenue and Dundas Street West”.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.29>

Issue Background

The 481 University Avenue property is bounded by Edward Street in the north, Centre Street in the east, Dundas Street West in the south and University Avenue in the west, as shown in Attachment 1. The façade of the existing 10-storey heritage building on site will remain and be integrated into a new 55-storey mixed-use building, with five levels of below-grade parking.

Through the City’s Zoning By-law Amendment process, the owner is required to close the existing open-stair access to St Patrick Station and integrate a new entrance connection along University Avenue within the new building, as shown in Attachment 3. The proposed Entrance Connection includes a new elevator and stair connection leading directly from the street to St Patrick Station, as depicted in Attachment 4.

Construction of the Entrance Connection will be completed at the full cost of the owner, including the work to close the existing open-stair access to the subway station. Once in operation, the Entrance Connection will be operated by the owner and an Entrance Connection Agreement will be executed between the owner and City/TTC, and outline the security, maintenance and repair obligations of each party.

Comments

The new entrance connection to St Patrick Station will benefit TTC customers by providing a new barrier-free and weather-protected means of access at the northeast corner of University Avenue and Dundas Street West

It is therefore recommended that the Board approve the new Entrance Connection and entering into all associated agreements.

Contact

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Signature

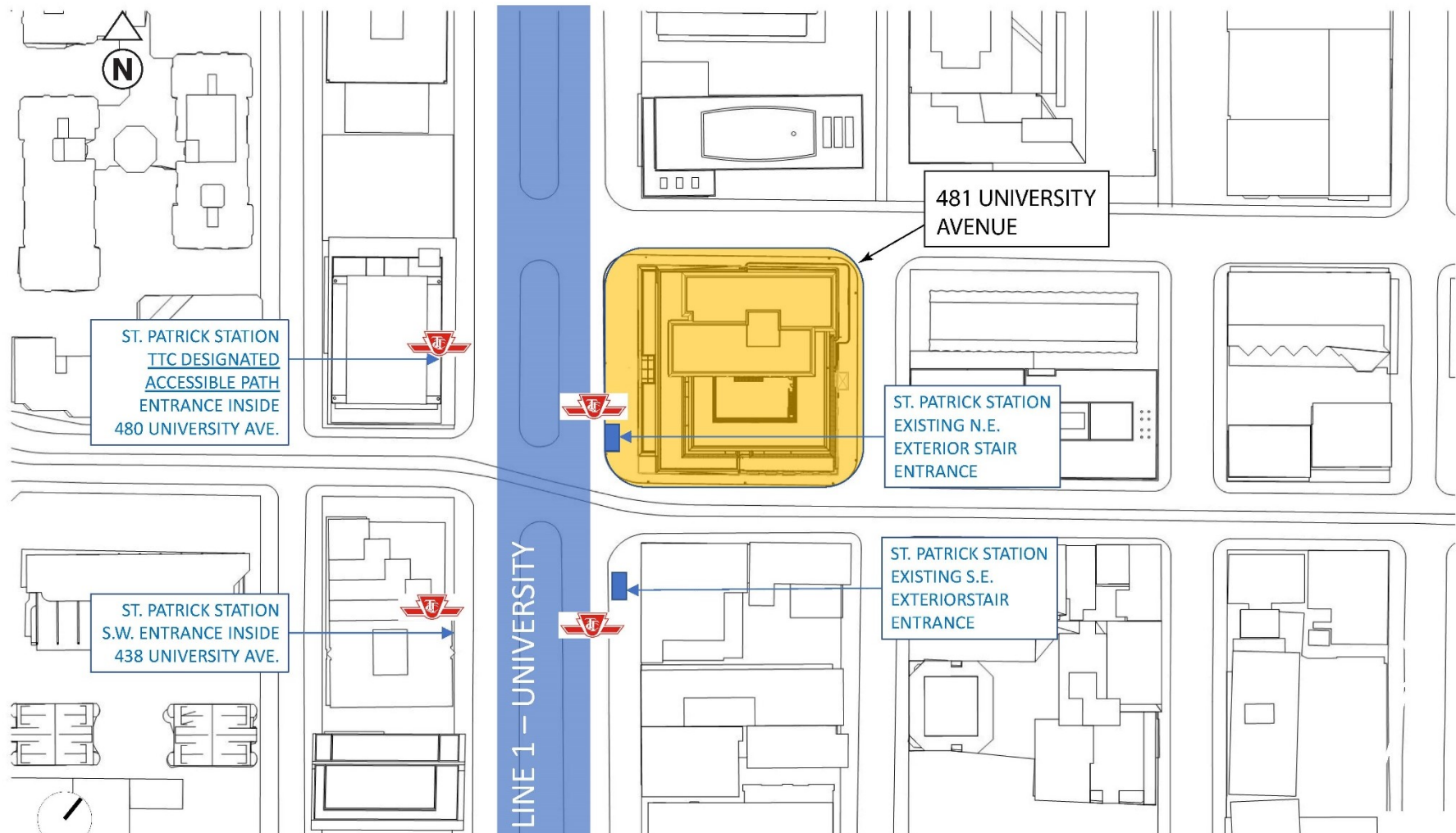
Gary Downie
Chief Capital Officer

Attachments

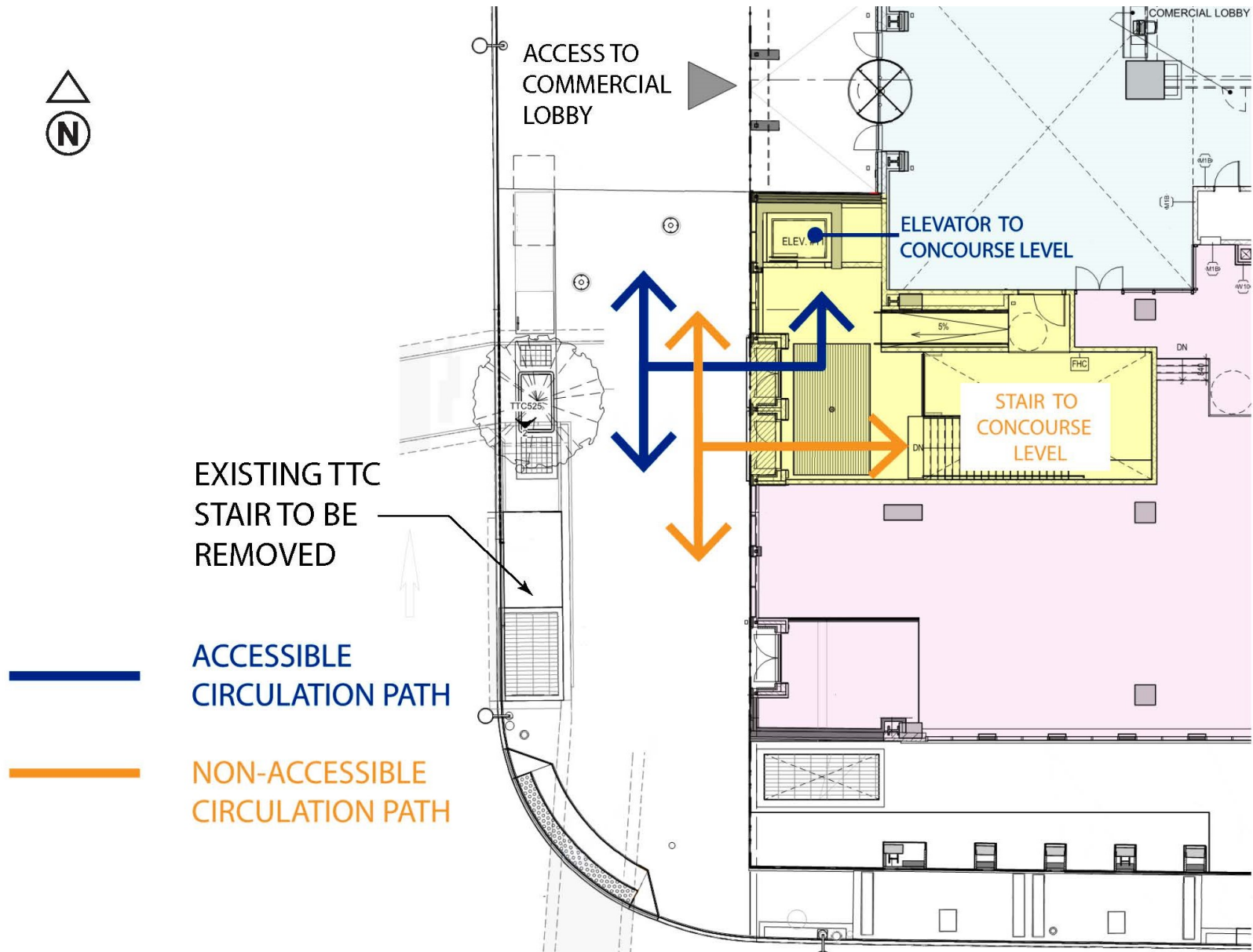
Attachment 1 – Location Map of 481 University Avenue
Attachment 2a – Accessible and Non-Accessible Routes – Street Level
Attachment 2b – Accessible and Non-Accessible Routes – Concourse Level
Attachment 3 – Rendering of the Street-Level TTC Entrance from University Avenue
Attachment 4 – Cross Section of Entrance Connection to St. Patrick Station

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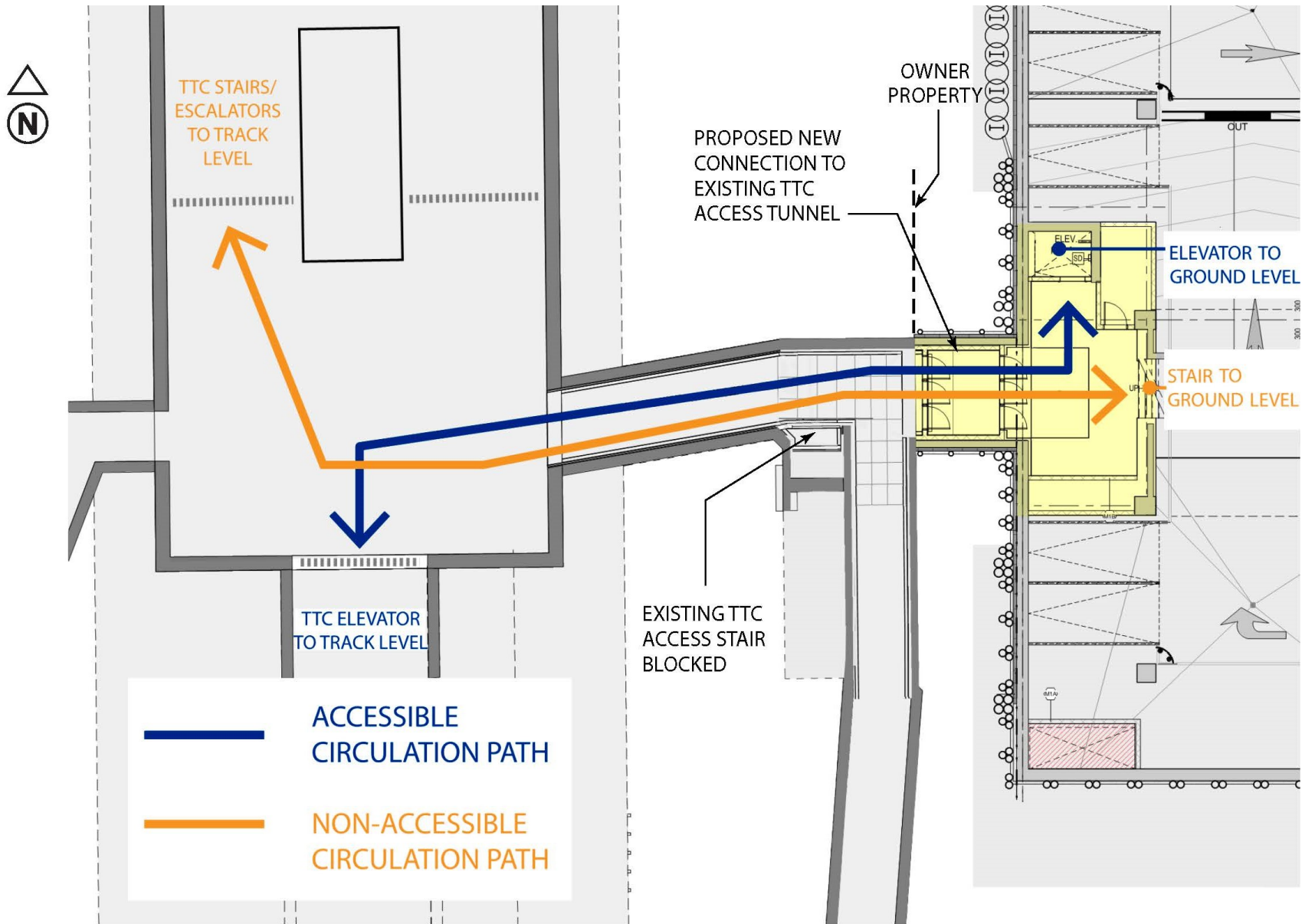
Attachment 1 – Location Map of 481 University Avenue



Attachment 2a – Accessible and Non-Accessible Routes – Street Level



Attachment 2b – Accessible and Non-Accessible Routes – Concourse Level



Attachment 3 – Rendering of the Street-Level TTC Entrance from University Avenue



Attachment 4 – Cross Section of Entrance Connection to St. Patrick Station

