



Old Mill Station Easier Access Phase III – Property Acquisitions

Date: July 7, 2021
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

As part of the Easier Access Phase III project, the Toronto Transit Commission is proposing to construct two elevators at Old Mill Station to provide an accessible path, which is barrier free, from street level to the eastbound and westbound platforms. Various property rights need to be acquired to enable the project to be completed.

The construction of the Old Mill Station Easier Access Phase III project is scheduled to begin in Q3 2022, with completion by Q4 2025. This report seeks the Board's authority to request the City of Toronto to acquire the necessary property rights.

This aligns with our Corporate Plan Critical Path 3: Move more customers more reliably and Critical Path 4: Make taking public transit more seamless.

Recommendations

It is recommended that the TTC Board:

1. Approve the recommendations set out in the Attachment 1 – Confidential Information and maintain confidentiality of the information until such time as the agreement(s) are executed with the property owner.

Financial Summary

An estimate of the cost to acquire the properties necessary to complete the Old Mill Easier Access Phase III project is provided in the Confidential Information outlined in Attachment 1.

Sufficient funds for this property expenditure is included in the TTC's approved 2021-2030 Capital Budget and Plan under Program 3.9 Buildings and Structures, Easier Access III project, Legislative category, which was approved by Council on February 18, 2021.

The total EAll project cost is approximately \$1.081 billion, including life-to-date costs, of which approximately \$492 million has been committed to date. Approximately \$693 million in approved funding is included in the 2021-2030 Capital Budget and Plan. The Interim Chief Financial Officer as reviewed this report and agrees with the financial impact information.

Equity/Accessibility Matters

Acquisition of the subject lands will enable the construction of the Old Mill Station Easier Access Phase III project. The project will make Old Mill Station accessible by providing a barrier free path connecting both westbound and eastbound subway platforms to street level. Old Mill Station is a standalone building and is currently not accessible. Completing the Old Mill Station Easier Access Phase III project will allow TTC customers and employees increased accessibility and barrier-free travel.

Decision History

There is no prior decision history.

Issue Background

As part of the Easier Access Phase III project, the TTC is proposing to construct two elevators at Old Mill Station. Elevator 1 will provide access from street level to the westbound platform level and Elevator 2 will provide access from street level to the eastbound platform. They will be built adjacent to the existing station entrance building located on the east side of Old Mill Trail, north of Bloor Street.

The property requirements include temporary easements, permanent easements and fee simple acquisitions. The temporary easements are required for construction purposes and enable the TTC the right to enter, excavate and construct various elements of the project. Permanent easements will accommodate the underground elevator shafts and provide the TTC the ability to access and maintain the infrastructure after it is constructed. The fee simple acquisitions will enable the TTC to construct and permanently house and maintain the surface portion of the elevator structure and access corridor.

Comments

Construction of the project is planned to commence in Q3 2022 and scheduled to be completed by Q4 2025. The property interests will be required prior to construction commencement. Negotiations with the property owners have commenced and are progressing.

Contact

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Signature

Gary Downie
Chief Capital Officer

Attachments

Confidential Attachment 1 – Confidential Information

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