



65 Cumberland Street – New Entrance Connection

Date: January 19, 2023
To: TTC Board
From: Chief Capital Officer

Summary

A mixed-use development is proposed for the southeast corner of Bay Street and Cumberland Street, across from the main entrance to Bay Station, on a portion of a property currently known as 2 Bloor Street West (Cumberland Terrace), but will have the new municipal address of 65 Cumberland Street after its redevelopment (the Development).

The construction of the Development includes the closure and demolition of an entrance connection to Bay Station (the Station) within Cumberland Terrace and the construction of a new, accessible entrance connection (the Entrance Connection) integrated within the new Development, which will continue into the existing below-grade connection within the Bay Street right-of-way. The existing entrance connection to be demolished contains the dedicated accessible path to the Station. Mitigation measures will be implemented during the inaccessibility during construction.

This report seeks Board approval for the Entrance Connection and authority to enter into the appropriate agreements with the Owner of the Development (the Owner) to facilitate the construction of the Entrance Connection.

Recommendations

It is recommended that the TTC Board:

1. Approve the Entrance Connection to Bay Station within the Development at 65 Cumberland Street as generally illustrated in Appendix 2.
2. Authorize execution of an Entrance Connection Agreement, and any other agreements arising as a result of the Entrance Connection and closure of the existing entrance connection, all on terms and conditions acceptable to the 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 enclosed structure between a development, as defined in the policy, or an intermodal station and a transit station, including, but not limited to, tunnel structure, bridge, enclosed walkway, covered walkway, stairs, elevator and escalator, but excluding a chair lift or platform lift for a vertical transition or grade transition.

To protect the TTC's assets and interests, and to ensure that obligations are carried out during construction of the Development and Entrance Connection, the Owner will enter into a construction agreement with the TTC.

The Owner's redevelopment is located on property leased by the Owner from the City of Toronto and includes the new Entrance Connection, which will connect to the existing path within the Bay Street right-of-way below grade. The new structure and equipment will be owned and maintained by the Owner, with the TTC continuing to own and maintain the remaining path in the right-of-way. The Entrance Connection Agreement will confirm ownership, maintenance and operating obligations of the Entrance Connection and associated equipment.

Financial Summary

The construction, operation and maintenance of the Entrance Connection will be the Owner's sole cost and will be set out in the Entrance Connection Agreement. The TTC will continue to operate and maintain the extension of that connection under the Bay Street right-of-way.

The Entrance Connection is a direct connection between the Development and the Station, and the Owner is required to pay an entrance connection fee of approximately \$593,000 to the TTC subject to finalization of the Development's Floor Space Index. This revenue will be recognized in the year the entrance connection is completed, which is currently anticipated to be 2029.

Floor Space Index (FSI)	Rate per m ²	Gross Floor Area (GFA) m ²	Total
9.93	\$8.07	73,490	\$593,064.30

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

Equity/Accessibility Matters

A cornerstone of the TTC's Corporate Plan is accessibility and as a proud leader in providing accessible public transit in the city of Toronto, we are committed to ensuring reliable, safe and inclusive transit services for all our customers.

The current accessible path to Bay Station is through the existing Cumberland Terrace development, which is being demolished to make way for the new Development. The existing 342-metre path through the building is located almost a full block east of the station (Appendix 1). The new accessible path will provide a significantly shorter travel path of approximately 100 metres and be designed to TTC requirements, including being: barrier-free, fully enclosed, well-lit, weather-protected and open during the operating hours of the subway, and is illustrated in Appendix 2.

The Entrance Connection was presented to the TTC's Advisory Committee on Accessible Transit (ACAT) on June 8, 2022. The Owner has refined the Entrance Connection design to incorporate feedback received from ACAT with respect to certain features of the accessible path, and ACAT is now satisfied.

The Owner is proposing to close the existing entrance connection in Q4 2023 to start the demolition and construction of the new Entrance Connection, which is anticipated to open in Q1 2029. During this five-year period, there will not be an accessible path from concourse to street level at Bay Station; TTC's newly-built elevators from concourse to platform, however will continue to remain operational. Staff are developing a strategy to minimize the impact of the loss of accessibility. At a recent meeting with ACAT, the following mitigation measures were suggested and are currently being considered:

- Working with the Owner to keep the existing elevator in Cumberland Terrace open as long as possible prior to the start of demolition activities;
- Exploring the feasibility of alternative, accessible, below-grade paths through existing private developments;
- Discussing with Owner any opportunity to stage the development so that the new elevator is in operation prior to the completion of the construction of the entire project;
- Discussing with Owner the feasibility of installing a temporary construction elevator to maintain accessibility;
- Should relocation of the northbound bus stop outside Cumberland Terrace be required during the construction, ensuring that the temporary location is convenient to maintain transfers to Bay Station and to provide access to Bloor Street for those with limited mobility;
- Ensuring that lengthy repair overhauls of the "up" escalator from concourse to street at Bay Station are avoided as much as possible so that the escalators can remain in service throughout the construction period;
- Discussing any other potential solutions to mitigate or shorten the duration of the period of inaccessibility with the Developer; and
- Implementing an effective marketing/communication strategy, including updates of station maps and online materials, to ensure customers can plan their trips appropriately.

Decision History

In June 2019, the Board approved the award of contract D45-4, to construct elevators from concourse to platform level at Bay Station.

[Making Bay Station Accessible Decision \(azureedge.net\)](https://www.azureedge.net)

In May 2020, City Council approved the Zoning By-law Amendment for 2 Bloor Street West. Council directed the Owner to provide an accessible entrance connection to Bay Station.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.6>

Issue Background

The Development at 65 Cumberland Street is located on a portion of the property with the current municipal address of 2 Bloor Street West, which is owned by the City of Toronto and subject to a ground lease with the Owner of the Development.

In May 2020, City Council approved the Zoning By-law Amendment for the entire 2 Bloor Street West property. As part of this decision, Council required the Owner to provide an accessible connection from the Development to Bay Station via the existing tunnel connection below Bay Street. This was documented in a Section 37 agreement between the Owner and the City of Toronto.

The Development is comprised of two towers: the east 64-storey tower with 503 residential units and the west 50-storey tower with 372 residential units and the future Entrance Connection foyers to Bay Station. Both towers are connected by a 12-storey podium with an additional 50 residential units and a below-grade concourse level with approximately 6,000m² of commercial uses. The Bay Station entrance foyers within the Development will have doors along Bay Street for the stair entrance and doors along Cumberland Street for the elevator entrance. The two foyers will provide access from street level to Bay Station via the concourse level of the Development, as seen in Appendix 2.

The Entrance Connection will be open during all operating hours of the subway. The Owner will be responsible for the operation and maintenance of the TTC vestibule, including, but not limited to, the elevators, stairs, finishes and doors. The TTC will be responsible for locking the set of doors to the existing corridor beneath the Bay Street right-of-way that provides access to the Station. The corridor continues to the existing fare line and Collector Booth at the concourse level of the Station, which will not be affected as a result of this Development. The details relating to ownership and maintenance obligations will be provided in the Entrance Connection Agreement.

Comments

The proposed new accessible Entrance Connection will benefit TTC customers by providing a shorter, barrier-free and weather-protected means of access to Bay Station, which will be open during the operating hours of the subway, in accordance with Entrance Connection Policy 8.3.0. The new Entrance Connection is also consistent with

the TTC's 2018-2022 Corporate Plan, Critical Path 4: Make Taking Public Transit Seamless – Accessible Entrances to Subway Stations through Adjoining Buildings.

It is recommended that the Board approve the new Entrance Connection and authorize staff to execute the Entrance Connection Agreement and any other agreements arising as a result of the Development, Entrance Connection and closure and demolition of the existing entrance connection, all on terms and conditions acceptable to the TTC's General Counsel.

It is also recommended that staff implement appropriate measures to mitigate the period of inaccessibility at Bay Station that will occur from the start of demolition of the existing accessible path to the opening of the new, accessible Entrance Connection.

Contact

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Signature

Gary Downie
Chief Capital Officer

Appendixes

Appendix 1 – Existing Accessible Route
Appendix 2 – New Entrance Connection and New Routes

SP#03078-31-565

Appendix 1 – Existing Accessible Route

gpa Existing 65 Cumberland Ground Floor

BAY STATION STAIR ENTRANCE



BAY STATION ESCALATOR ACCESS

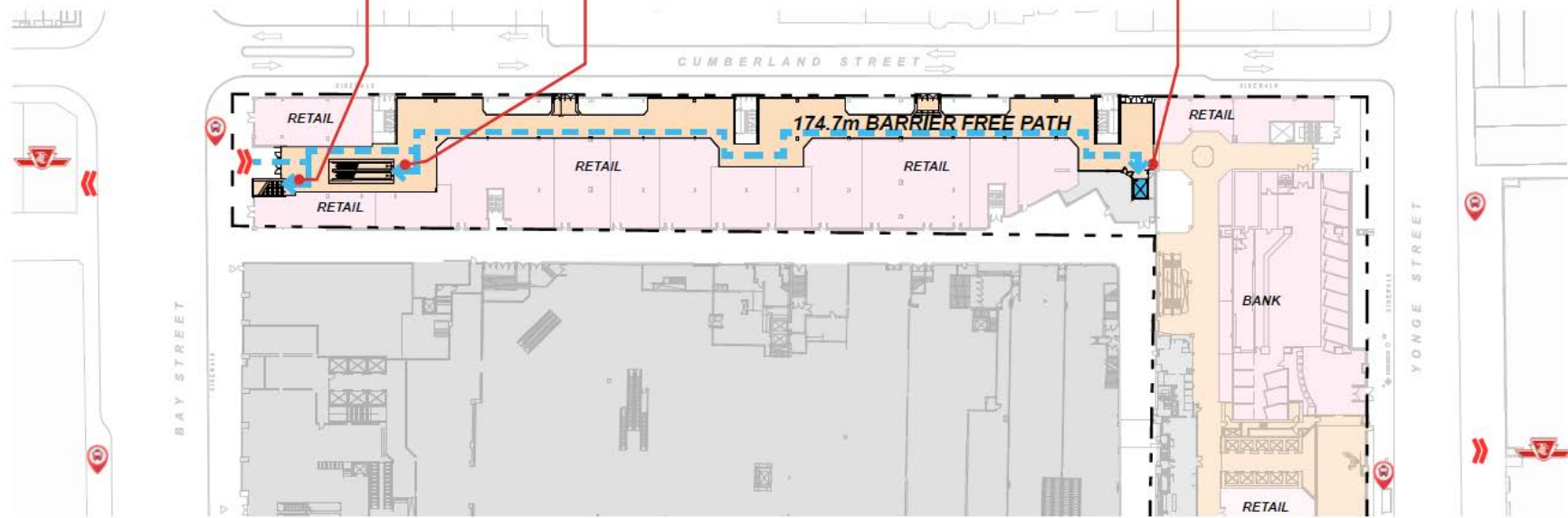


EXISTING GROUND FLOOR TTC CONCOURSE ELEVATOR



LEGEND

- BARRIER FREE PATH OF TRAVEL
- RETAIL
- TTC LOBBY
- TTC STATIONS
- TTC STATION ENTRANCE
- PROPERTY LINE
- BUS STOP
- OUTLINE OF TTC TUNNEL BELOW
- TTC ELEVATOR



65 CUMBERLAND STREET

TTC ACAT MEETING
2022-06-08

Appendix 1 – Existing Accessible Route

4

gpa Existing 65 Cumberland Concourse Floor

CONCOURSE BAY STATION ENTRANCE



BAY STATION ESCALATOR ACCESS

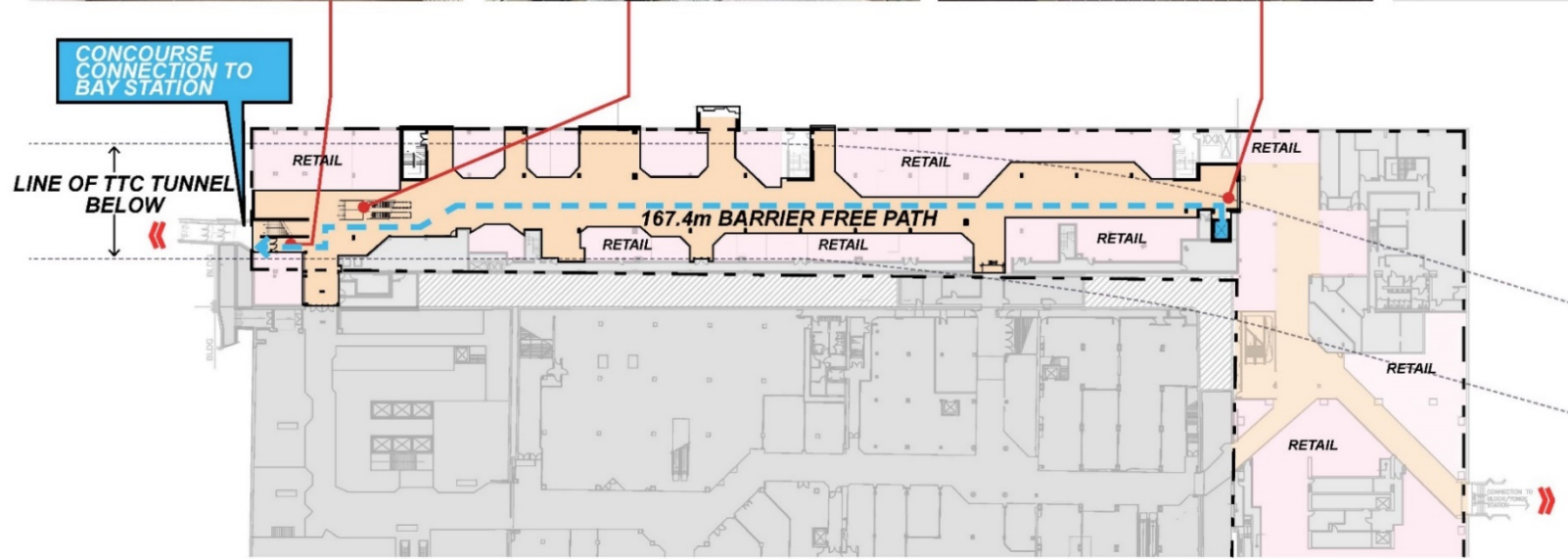


EXISTING CONCOURSE TTC CONCOURSE ELEVATOR



LEGEND

	BARRIER FREE PATH OF TRAVEL
	RETAIL
	TTC LOBBY
	TTC STATIONS
	TTC STATION ENTRANCE
	PROPERTY LINE
	BUS STOP
	OUTLINE OF TTC TUNNEL BELOW
	TTC ELEVATOR



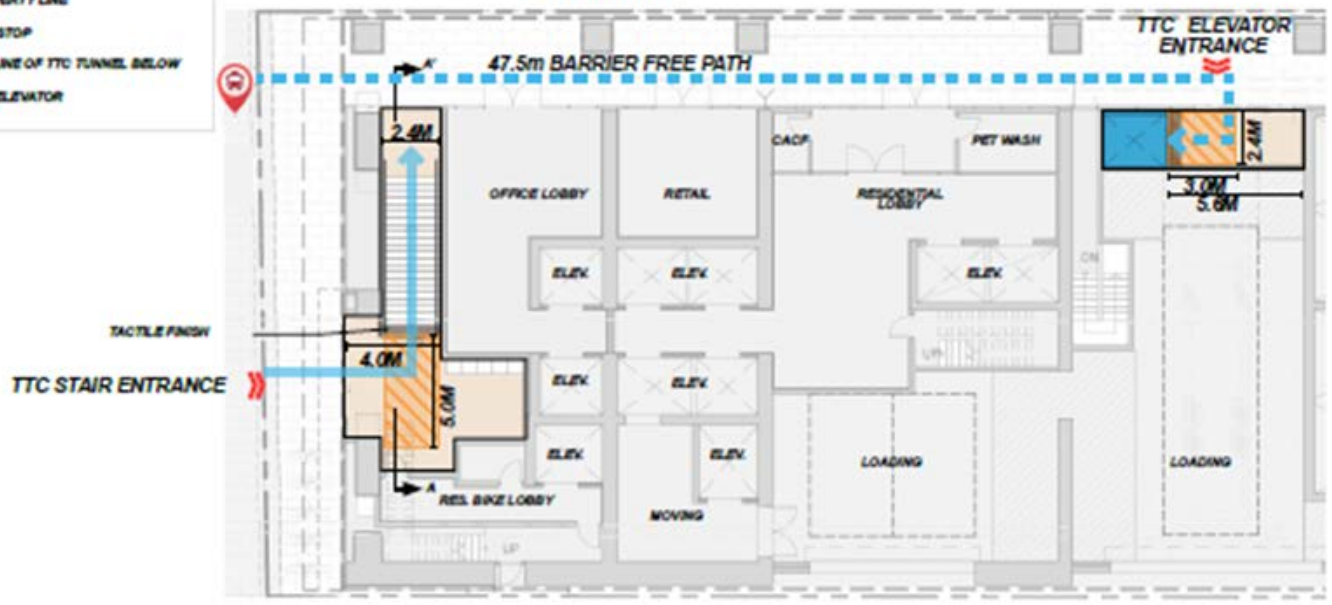
65 CUMBERLAND STREET

TTC ACAT MEETING
2022-06-08

Appendix 2 – New Entrance Connection and Accessible Routes

gpa Proposed Detail Ground Floor Plan

- LEGEND**
- BARRIER FREE PATH OF TRAVEL
 - NON BARRIER FREE PATH OF TRAVEL
 - SURGE SPACE/CLEARANCES
 - TTC LOBBY
 - TTC STATIONS
 - TTC STATION ENTRANCE
 - PROPERTY LINE
 - BUS STOP
 - OUTLINE OF TTC TUNNEL BELOW
 - TTC ELEVATOR



48 CUMBERLAND STREET

TTC/CAT
2023-12-07

