



**For Action
with Confidential Attachment**

St Clair West Station Fire Ventilation Upgrade Project

Date: June 12, 2023
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

The Fire Ventilation Upgrade (FVU) initiative is a fire and life safety program that will ensure the safe evacuation of TTC customers and employees from subway tunnels and stations in the event of fire and smoke. The St Clair West Station Fire Ventilation Upgrade Project (St Clair W FVU) involves the installation of new fire ventilation infrastructure, including new fan rooms, mechanical and electrical rooms and associated control equipment, which will ensure safe evacuation of TTC customers and employees from the subway tunnel and stations in the event of fire and smoke.

This report seeks the Board's authority to commence the property acquisition process for the St. Clair W FVU project.

Recommendations

It is recommended that the TTC Board:

1. Authorize staff to request the City of Toronto, Corporate Real Estate Management, to acquire the necessary property interests either through negotiation, or expropriation, as required and on the TTC's behalf, on the terms and conditions summarized in the Confidential Attachment.
2. Approve the recommendations set out in the Confidential Attachment, and authorize that the information remain confidential until such time as the agreement(s) are executed with all property owners.

Financial Summary

The acquisition of the identified property interests, as noted in the Confidential Attachment, are required to support this capital project. The estimated property values are also outlined in the Confidential Attachment and have been validated by City appraisers. The properties will be acquired by City of Toronto Corporate Real Estate Management staff on the TTC's behalf.

Sufficient funds for this expenditure are included in the TTC's 2023-2032 Capital Budget and Plan under Program 3.9 – Buildings and Structures, which was approved by the TTC Board on January 9, 2023 and by City Council on February 15, 2023, which includes funding for planned property acquisitions.

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

Equity/Accessibility Matters

The FVU initiative focuses on ensuring continued safety of TTC customers and employees by improving the necessary ventilation infrastructure. Upgrading the St. Clair West tunnel ventilation zone provides a safer means of evacuation, which improves the safety of the subway system for all passengers including those with accessibility needs, in the event of an emergency.

Decision History

On December 20, 2021, the Board endorsed the TTC's 2022-2036 Capital Investment Plan and Real Estate Investment Plan, which together laid out the requirements for this capital program.

[TTC 15-Year Capital Investment Plan, Real Estate Investment Plan and 2022-2031 Capital Budget & Plan](#)

Issue Background

The TTC has been completing ongoing upgrades to its fire ventilation infrastructure since 1998 to improve ventilation performance in the subway tunnels. The Fire Ventilation Upgrade (FVU) is a fire and life safety capital program that will ensure safe evacuation of TTC customers and employees from subway tunnels and stations in the event of fire and smoke. This initiative is strategically aligned with the TTC's Corporate Vision and Mission and directly fulfills the TTC Corporate Plan's cornerstone objective of safety and security by completing fire ventilation upgrades to keep passengers and employees safe in the event of a fire emergency.

The St Clair W FVU project reduces risk, increases reliability and performance of the system, enhances customer and employee safety in the event of a subway system fire, and supports initiatives to facilitate ridership growth, improve travel times and reduced crowding. It is also a component of the Line 1 Capacity Enhancement Program (L1CEP).

Property requirements for the St Clair W FVU were identified through the property feasibility assessment process. Construction on the St Clair W FVU is currently scheduled to start in 2026 and be completed by 2029. However, there is potential to advance construction of the system upgrades in this area of the network to 2025. Acquiring the identified properties are required to ensure the advanced construction timelines can be met.

Comments

Negotiated property acquisitions are anticipated to commence in Q3 2023, and if unsuccessful, expropriation of the properties may begin in order to meet the timelines of the project. Details of the required property interests and staff recommendations are included in the Confidential Attachment.

Contact

Pamela Kraft, Head – Property, Planning and Development
647-880-8607
pamela.kraft@ttc.ca

Signature

Gary Downie
Chief Capital Officer

Attachments

Confidential Attachment 1 – St Clair W FVU Property Requirements

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