



Declaration of Surplus Property – Warden Station

Date: July 17, 2024

To: TTC Board

From: Chief Capital Officer

Summary

This report requests the TTC Board declare two portions of the Warden Station property located at 701 Warden Ave., owned by the City of Toronto (“City”) and under the operational management of Toronto Transit Commission (“TTC”), as surplus to the operational needs of the TTC. Designating these two portions surplus to the TTC’s needs will facilitate, for each respective portion, the implementation of the Warden Station Bus Terminal Redevelopment project (the “Project”) and CreateTO redevelopment to meet City building objectives.

Recommendations

It is recommended that the TTC Board:

1. Approve the declaration of a strip of land, measuring approximately 244m² in area, across the westerly frontage of the Warden Station property and currently used as landscaping (the “Strip of Land”), surplus to the operational needs of the TTC and authorize the release of the property to the City of Toronto for the purpose of expanding the Warden Avenue right-of-way, on terms and conditions satisfactory to the TTC’s General Counsel.
2. Approve the declaration of a portion of the Warden Station property, measuring approximately 7,350m² in area, within the northwest section of the property (the “City Building Lands”) surplus to the operational needs of the TTC and authorize the release of the property to the City of Toronto for redevelopment for City of Toronto building objectives, subject to the following conditions:
 - a. The lands be released to the City of Toronto for future City building initiatives only when they are no longer required for construction of the Warden Station Bus Terminal Redevelopment project and once the the Warden Station Bus Terminal Redevelopment project E4-13 is completed.
 - b. The TTC is not responsible for the cost of maintenance, security or any other costs associated with the future redevelopment on the City Building Lands;

- c. Any future development on the City Building Lands shall be subject to the TTC Technical Review process and all requirements arising from this process, including obligations to protect existing TTC infrastructure;
- d. That, as part of any future development of the City Building Lands, the TTC and CreateTO jointly assess the feasibility, requirements and integration of a future installation of on-route charging to support the TTC's bus electrification at the adjacent terminal station or any other deemed future TTC uses that may be required; and
- e. All terms and conditions are satisfactory to the TTC's General Counsel.

Implementation Points

In accordance with the TTC's Real Estate Investment Plan, the TTC, in partnership with the City and CreateTO, is supporting City building objectives that align with the principle of maximizing value creation opportunities for TTC surplus properties. It also conforms with the City-Wide Real Estate Strategy that ensures real estate assets are being maximized. The TTC and CreateTO have identified the subject site as continuing development potential. The TTC has worked with CreateTO on the positioning of the future Warden bus station thereby maximizing the available land for the future redevelopment. This arrangement has been approved by the City through the Site Plan application for the Project, and outlined in the July 2023 Board report for the Warden Station Bus Terminal Redevelopment project.

Upon completion of the Project, the operational management of the property will be transferred to the City in accordance with the real estate service delivery model and delegated authority approval process as set out in Item EX27.12, adopted by Council at its meeting of October 2, 3, and 4, 2017.

The property is to be released in accordance with TTC Procedural By-Law No. 2 and TTC Policy 8.2.0 – Disposal of Surplus Property, Acquisition of Real Property, Office and Short-Term Lease, and the City surplus property process.

Financial Summary

The surplusing of the Strip of Land and the City Building Lands is expected to result in an overall estimated 30% reduction in estimated operating costs of approximately \$82,000, as the TTC will no longer be responsible for maintenance of these areas and reduce the annual budget for maintenance.

The surplusing of the Strip of Land does not create a material change to the approved budget for the Warden Station Bus Terminal Redevelopment project. Funds for this expenditure are included in the TTC's 2024-2033 Capital Budget and Plan under Program 3.9, Building and Structures – Easier Access III project, as approved by the TTC Board on December 20, 2023 and by Council on February 14, 2024. The total approved budget for the Project is \$190 million. The capital expenditure related to the extension of the right-turn lane and sidewalk realignment on Warden Avenue was

budgeted, approved and included in the contract documents for the Project, which was awarded August 29, 2023.

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

Equity/Accessibility Matters

A priority of the TTC's 2024-2028 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. Warden Station is being made fully accessible as part of the Project, including fully accessible access to the subway station and bus terminal.

Declaring the Strip of Land and the City Building Lands as surplus will not have an impact on the accessibility of the station or the accessibility objectives of the Project.

Decision History

The real estate service delivery model and delegated authority approval process, as set out in Item EX27.12, was adopted by Council at its meeting of October 2, 3 and 4, 2017, including any amendments as approved by Council from time to time.

[Agenda Item History – 2017.EX27.12 \(toronto.ca\)](#)

The Board delegated authority to the Chief Executive Officer of the TTC to award Contract E4-13, Warden Station Redevelopment in July 2023.

[July 17, 2023 – Warden Station Bus Terminal Redevelopment – Delegation of Authority](#)

City Council approved the report EX12.4 titled, Long-Term Financial Plan Update: Leveraging City-Wide Real Estate Opportunities for Affordable Housing, Complete Communities, and Financial Sustainability, at its meeting on March 20 and 21, 2024. This report, among other recommendations, requests the City and the TTC review all existing and future TTC stations for redevelopment opportunities that may support Council's housing, community, transit service or fiscal goals, and to report back to City Council by Q4 2024 with a list of priority sites, timelines and resource requirements for due diligence to determine better use of transit sites.

[Agenda Item History – 2024.EX12.4 \(toronto.ca\)](#)

Issue Background

The Warden Station property at 701 Warden Ave. is owned by the City and under the TTC's operational management, and is located along Line 2 Bloor-Danforth. The property contains the Warden subway station, the existing bus terminal, and commuter parking lot (see Appendix 1).

The TTC is constructing the Warden Station Bus Terminal Redevelopment project, which includes a new street-level bus terminal with realigned driveways to Warden Avenue, new elevators and escalators for easier access between the subway concourse and street level. It also includes the reconfiguration of the existing commuter lot for the purpose of a short-duration parking and passenger pickup/drop off ("PPUDO") facility as well as modifications to the driveways to/from St. Clair Avenue East.

Westerly Frontage of Warden Station for Right-Turn Lane Extension

As part of the Site Plan Approval for the Project, the City of Toronto raised a safety concern regarding the outbound right-turning bus movements onto Warden Avenue from the northerly realigned bus driveway. This concern, shared by TTC Operations staff, is that outbound buses would have to turn directly into the northbound through lane on Warden Avenue. This maneuver poses a higher risk of hazardous interactions with northbound through-traffic. To mitigate this concern, City Transportation Services Division staff suggested a southerly extension of the existing northbound right-turn lane at the Warden Avenue and St. Clair Avenue East intersection. This extension will enable buses exiting the site to turn directly into the right turn lane and then shift into the northbound through-lanes when there are available gaps in the through-traffic. This will make the maneuver safer. TTC staff agree with this proposed mitigation measure. The extension of the right-turn lane, however, requires a realignment of the existing public sidewalk on the east side of Warden Avenue. Currently, there is inadequate right-of-way ("ROW") width to accommodate this shift.

The implementation of the above measure requires an expansion of the Warden Avenue ROW width. This can be accomplished by declaring as surplus a 3.05m-wide strip of land, measuring 244m² in area, across the westerly frontage of the Warden Station property, as illustrated in Appendix 2. This will allow City of Toronto Transportation Services to assume operational management of the realigned public sidewalk. The design and construction of the right-turn lane extension and realigned sidewalk on Warden Avenue are included as part of the Project.

Northwest Section of Warden Station for City Building Objectives

During the project's design phase, CreateTO staff identified a portion of Warden Station as containing a substantial redevelopment opportunity for meeting City building objectives, including potentially additional residential purposes. This parcel of land is located along the northwesterly section of the Warden Station property, as illustrated in Appendix 2. The existing section of the property is currently comprised of soft landscaping (sod) and has an area of approximately 7,350m².

The Project requires the use of the City Building Lands for construction laydown purposes until approximately Q2 2027. Upon completion of the Project, the TTC and CreateTO will jointly assess the feasibility, requirements, and integration of a future installation of any facility or other technology required to support the TTC's bus electrification or other initiatives at this location. This will enable operational management to be transferred to the City of Toronto for the purpose of redevelopment of the property by CreateTO, while protecting the TTC's future needs on the site.

Any future redevelopment plans of the City Building Lands will be reviewed by the TTC as part of the Technical Review process, to ensure that there is no negative impacts to the TTC infrastructure and that the TTC's interests are protected during and after construction.

Comments

Staff recommend that the Strip of Land on the westerly frontage and the City Building Lands on the northwest section of land, as shown on Appendix 2, at Warden Station be declared surplus to the operational needs of the TTC, subject to the conditions outlined in this report, as they are not required for the operation of transit service and it will support the implementation of the Project and a City-building initiative.

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Signature

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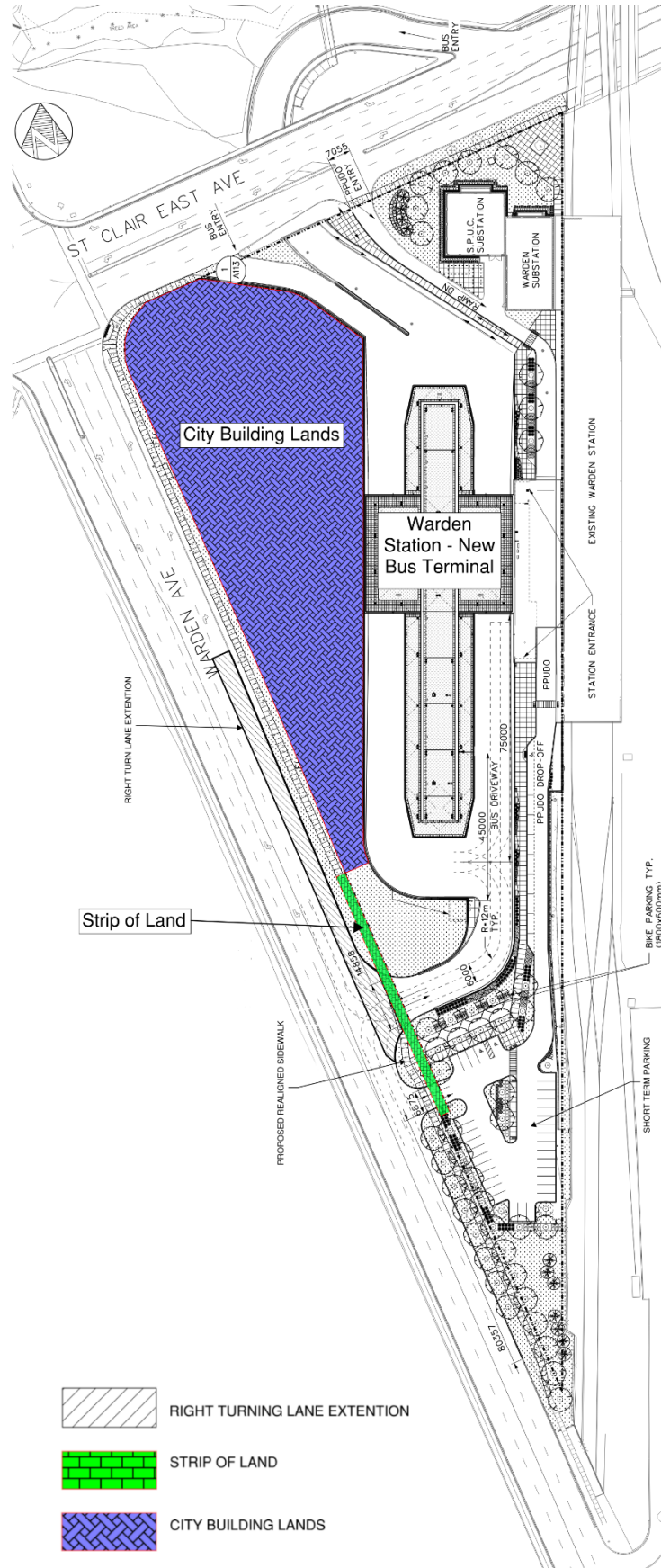
Attachments

Appendix 1 – 701 Warden Avenue – Warden Station – Existing Location Map
Appendix 2 – 701 Warden Avenue – Warden Station – Proposed Site Plan

Appendix 1 – 701 Warden Avenue – Warden Station – Existing Location Map



Appendix 2 – 701 Warden Avenue – Warden Station – Proposed Site Plan



-  RIGHT TURNING LANE EXTENTION
-  STRIP OF LAND
-  CITY BUILDING LANDS