



# Declaration of Surplus Property - Warden Station

## TTC Board Decision

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The TTC Board on July 17, 2024, adopted the following:

That the TTC Board:

1. Approve the declaration of a strip of land, measuring approximately 244m<sup>2</sup> 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 7,350m<sup>2</sup> 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 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.