



Spadina Station Easier Access Phase III – Property Acquisition

Date: September 24, 2019

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 Spadina Station (on Line 1) to provide an accessible path from the concourse level to each of the northbound and southbound platforms. In order to facilitate the Spadina Station Easier Access Phase III project, various property rights need to be acquired.

Based on the current project plan, construction of the Spadina Station Easier Access Phase III project is scheduled to begin in 2020, with completion in 2022. In order to protect the project timeline, this report and Confidential Attachment seek the Board's authority to request the City of Toronto to acquire the necessary property interests.

Recommendations

It is recommended that the Board:

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

Financial Summary

An estimate of the cost to acquire the property necessary to complete the Spadina Station Easier Access Phase III project is provided in the adjoining Attachment 1 – Confidential Information.

Sufficient funds for the project are included in the TTC's 2019-2028 Capital Budget under Program 3.9 Buildings and Structures, Easier Access Phase III project, Legislative Category that was approved by City Council on March 7, 2019. The Easier Access Phase III total project budget approval is approximately \$830 million, of which approximately \$370 million has been committed to date.

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

Equity/Accessibility Matters

Acquisition of the subject lands supports the construction of the Spadina Station Easier Access Phase III project, to make Spadina Station on Line 1 accessible.

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 Spadina Station on Line 1. These elevators will provide access from the northbound and southbound platforms to the concourse level. Accessibility to street level is provided by the existing elevator on Line 2 that can be accessed through the underground passageway connecting Line 1 to Line 2 at concourse level. The preliminary design was reviewed by ACAT's Design Review Subcommittee in October 2018.

Both new elevators will be located below grade in the City's right-of-way close to the Lowther Avenue and Spadina Road intersection. As portions of the working area and new infrastructure will be located within private property, the acquisition of property interests are required.

The property requirements to implement the new elevators are described and illustrated in Attachment 1 – Confidential Information.

The property requirements include three temporary easements and one permanent easement. The temporary easements are required for construction purposes and will provide the TTC with the right to enter, excavate and construct various elements of the project. The permanent easement will accommodate an underground pedestrian corridor connecting to the elevator and will also provide the TTC the ability to access and maintain the infrastructure after it is constructed.

Comments

In order to implement the project, the property interests outlined in the Confidential Attachment will be required prior to the commencement of construction.

Contact

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Signature

Susan Reed Tanaka
Chief Capital Officer

Attachments

Attachment 1 – Confidential Information