



STAFF REPORT ACTION REQUIRED

3080 Yonge Street – (Entrance Connection to Lawrence Station)

Date:	May 27, 2015
To:	TTC Board
From:	Chief Executive Officer

Summary

The owner of 3080 Yonge Street, located at the north-west corner of the intersection of Yonge Street and Lawrence Avenue West, is proposing to renovate the existing six storey commercial building situated on this property. As part of this proposal, the owners have approached TTC with a plan to renovate the existing main entrance to Lawrence Subway Station, situated directly adjacent to the property on the same corner. This proposal will include removing the existing station entrance building and construction of a new entrance facility to Lawrence Subway Station within the renovated building envelope. There are no changes proposed to the existing fareline and collector's booth located at the concourse level of the subway station. This proposal includes a direct entrance connection on the ground floor level to the renovated building at 3080 Yonge Street. The property location and existing Lawrence Subway Station entrance are shown on Appendix I. As part of a comprehensive Easier Access program, Lawrence Station must become fully accessible by 2025 under the provincial Accessibility for Ontarians with Disabilities Act (AODA) requirements.

As part of the Site Plan Application (SPA) for this development, the TTC requested that the owner provide additional space within the building envelope in order for the TTC to add an accessible elevator to the Lawrence Subway Station. The design concept of the proposed entrance connection as well as the proposed location for the future accessible elevator is shown in Appendix II. Coordination of the development and entrance connection design has been carried out between the TTC and the City of Toronto Community Planning including urban design staff, as part of a routine SPA process. City Staff are in agreement with the layout of the building and entrance connection as proposed.

The proposed building renovation and redevelopment of the entrance connection to Lawrence Station will be an improvement to the current condition. TTC customers will enjoy the benefit of a newly renovated station entrance, as well as a barrier free path of travel between street level and the subway station concourse level as a result of this application. The construction of the development including the work to the station

entrance will be coordinated through a construction agreement. Detailed staging of the work, in particular to the station entrance, is required to ensure adequate access to the other three entrances to Lawrence Subway Station is maintained at all times for TTC customers accessing the station during construction. Provisions within the construction agreement will ensure work to the subway station entrance is carried out during non-operating hours of the station to minimize disruption to TTC customers at all times.

Recommendations

It is recommended that the Board:

1. Approve, in principle, the proposed renovations to the Lawrence Subway Station main entrance and the new entrance connection between the building located at 3080 Yonge Street and Lawrence Subway Station;
2. Authorize the execution of an entrance connection agreement in accordance with the Toronto Transit Commission's Entrance Connection Policy, and any other agreements arising as a result of the 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, Section 4, any Entrance Connection requires the prior approval of the Board. Entrance Connection refers to a physical, weather protected or fully enclosed structure between a development and a transit station including but not limited to, tunnel structure, bridge, enclosed walkway, stairs, elevator, escalator and covered walkway. This report seeks approval of the conceptual plan for the new entrance connection. Further discussions are ongoing between TTC staff and the developer with respect to the refinement of the design of the entrance connection. Prior to construction commencement, the TTC requires the owner to enter into a construction agreement for the work relating to the development and entrance connection. This agreement is currently being negotiated between TTC staff and the owner, and will specify requirements to protect TTC operations and customers during construction.

A standard TTC entrance connection agreement, or an amendment to the existing entrance connection agreement, will need to be negotiated and executed to set out the construction responsibilities, ownership, maintenance, and operating provisions of the entrance connection between the TTC and developer.

Financial Summary

The entrance connection and associated facilities will be constructed at the owner's sole expense. The entrance connection agreement will clearly define the areas which are the responsibility of the owner, including the full construction costs of the work to the

entrance connection and elevator enclosure. In accordance with the TTC Entrance Connection Policy, the owner will also be required to pay an entrance connection fee to the TTC in the approximate amount of \$54,973.50 plus applicable taxes. This fee will be required to be paid by the owner upon the opening of the new entrance which is estimated to be completed by 2017.

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

Accessibility/Equity Matters

The entrance connection design was presented to the Advisory Committee on Accessible Transit (ACAT) on April 1, 2015. ACAT had a number of questions of clarification with respect to the proposal and location of the accessible elevator relative to the main subway station entrance building. The main points raised by ACAT are summarised as follows:

- The location of the elevator could create confusion given the location relative to the main entrance of the subway station;
- Signage should be added to provide clear information for finding the location of the accessible elevator; and
- Visibility of the elevator entrance from the corner is important.

The owner and their design consultant responded to all points raised by ACAT. ACAT is in support of the responses provided and the design of the proposed entrance connection including the accessible elevator for Lawrence Station.

Decision History

Refer to TTC Board Meeting, held May 22, 1974

“Property Development – Northwest Corner Yonge and Lawrence – Y & R Properties Limited”

Decision: Approved

** Note that the above noted reports are not available electronically, however are available upon request as hard copies.

Issue Background

The proposed new entrance connection, between the development and Lawrence Subway Station, will provide a weather-protected link for the convenience of TTC customers originating from and destined to the development. The entrance connection proposal will also include the addition of an accessible elevator enclosure. There will not be any modifications to the existing fareline equipment or collector’s booth located at the

concourse level of the subway station. Once the elevator is constructed, this facility will provide a barrier free path of travel between the street level of the development and the subway station concourse level. The owner will bear the full cost of the modifications to the entrance connection and the construction of the accessible elevator enclosure within the building envelope. TTC will complete construction of a separate elevator from the subway station concourse level to the subway platform level, as part of the Lawrence Station Easier Access project.

The new entrance connection will require the negotiation of a TTC standard entrance connection agreement setting out the fee structure, responsibilities for security (including responsibilities for opening and closing the connection), repair and maintenance, liability, insurance provisions, future upgrades to the connection, and way-finding signage. The entrance connection agreement also sets out the responsibility for structural inspections, maintenance and future rehabilitation of the entrance connection in the event of damage to the entrance or subway station facility.

Comments

Staff recommends approval of the entrance connection concept as this proposal will be a benefit to TTC Customers because it provides an improved entrance to Lawrence Subway Station. This entrance will be fully integrated into an improved development, providing a convenient and accessible linkage to the Yonge-University-Spadina Subway and at no cost to the TTC.

Contact

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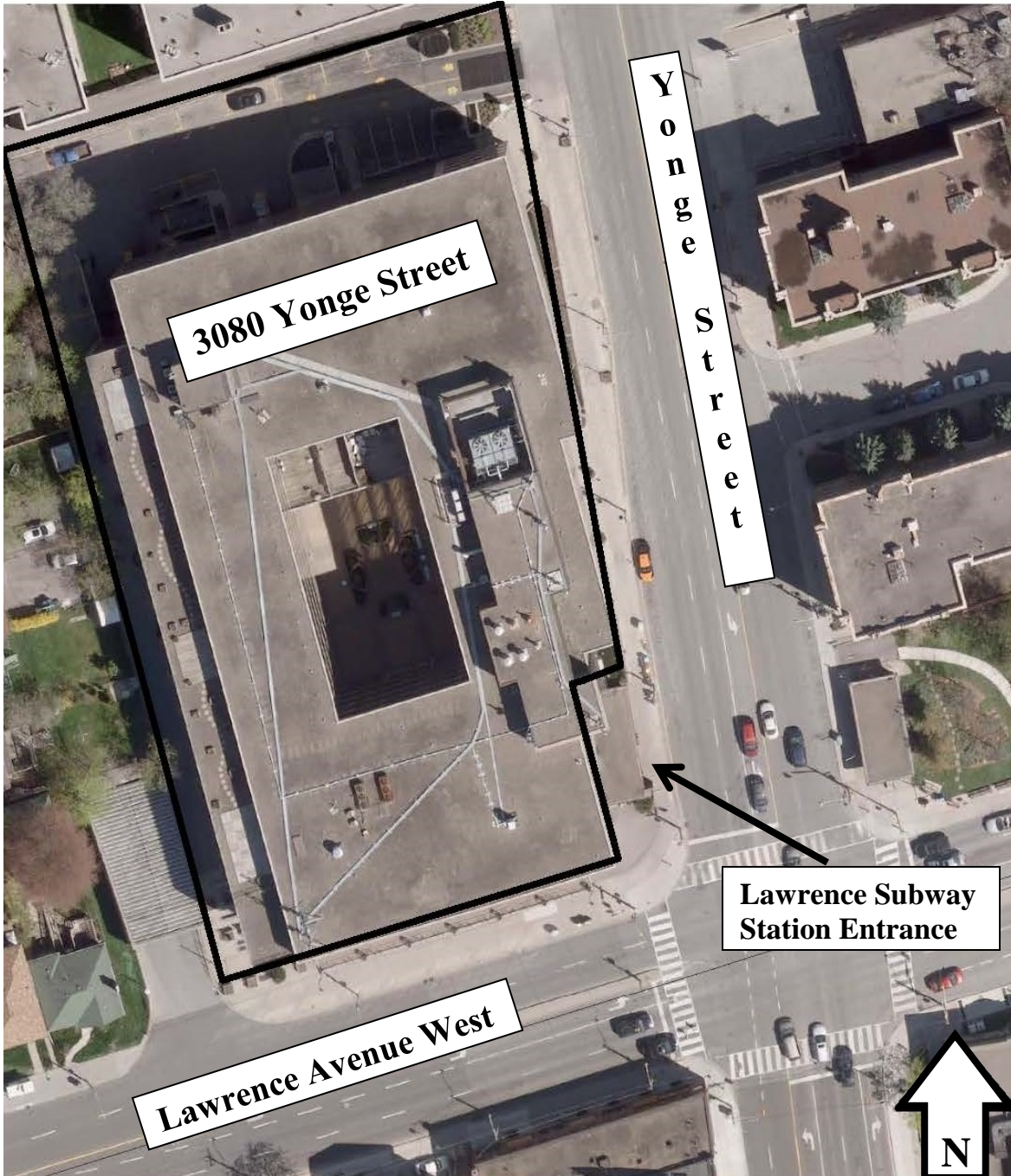
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Attachments

Appendix I – 3080 Yonge Street & Lawrence Subway Station
Appendix II – Entrance Connection Conceptual Plans

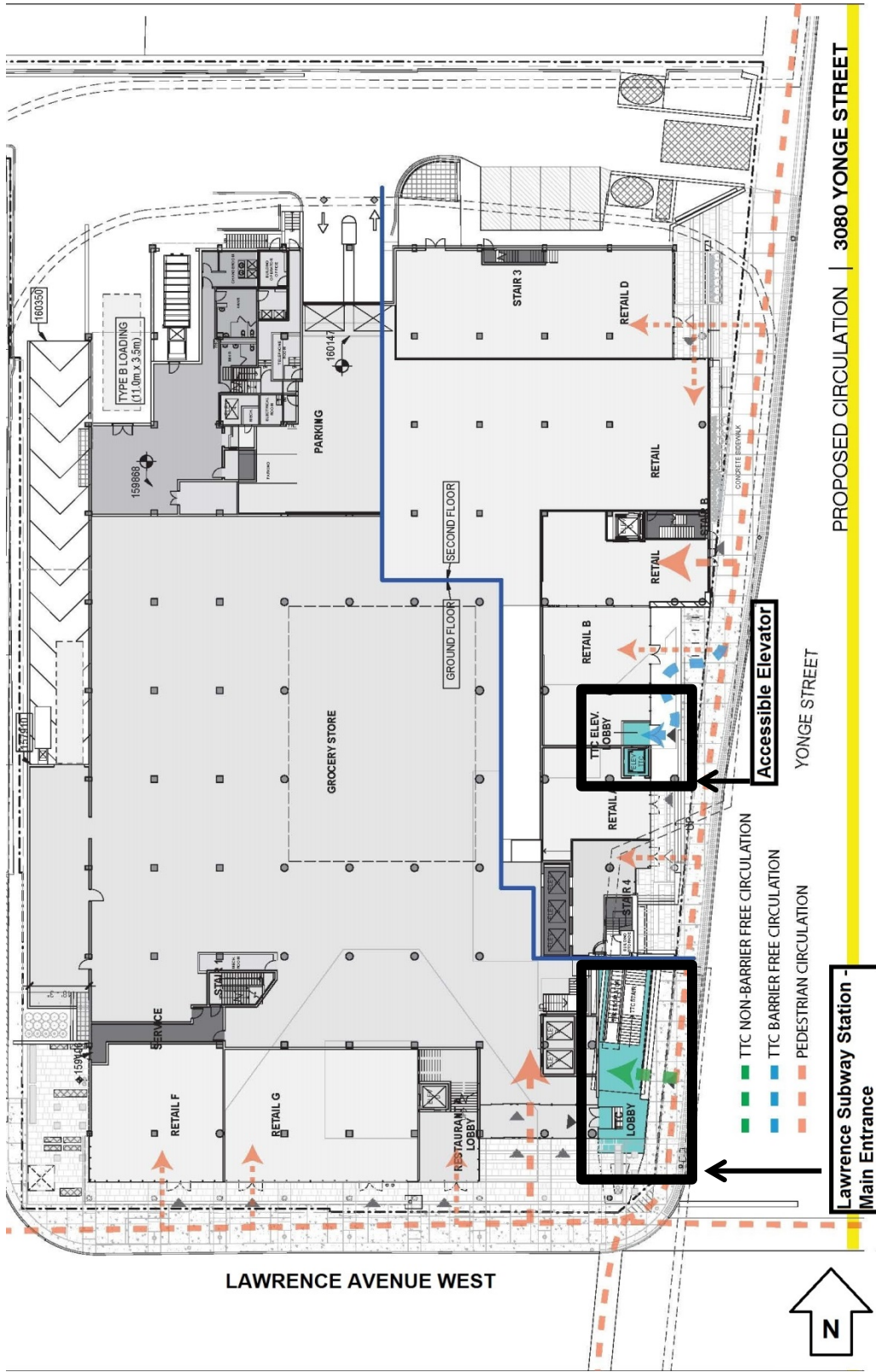
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Appendix I
3080 Yonge Street and Lawrence Subway Station



Appendix II Entrance Connection Conceptual Plans





Staff report for action on 3080 Yonge Street – (Entrance Connection to Lawrence Station)
 Appendix II – Entrance Connection Conceptual Plans

