



## Report for Action with Confidential Attachment

# Donlands Station Easier Access Phase III and Second Exit Property Acquisitions

**Date:** April 11, 2018  
**To:** TTC Board  
**From:** Chief Capital Officer

### **Reason for Confidential Information**

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This report is about a proposed or pending land acquisition or disposition of land for municipal or local board purposes.

### **Summary**

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This report recommends that TTC staff be authorized to request City of Toronto Real Estate Services to acquire the required property interests prior to the scheduled date for project construction.

As part of the Easier Access III and Second Exit projects, the TTC is proposing to make Donlands Station accessible by constructing two new elevators and is also improving customer safety and convenience by constructing a new second exit and entrance building at 17/19 Dewhurst Boulevard. To maximize efficiencies and reduce disruption at Donlands Station, these two projects are combined into one construction contract.

The construction of the Donlands Station Easier Access III and Second Exit projects require various property rights to be acquired (as summarized in the Confidential Attachment).

Based on the project schedule, construction is planned to commence in 2020.

### **Recommendations**

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It is recommended that the Board:

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

## **Financial Summary**

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An estimate of the cost to acquire the property necessary to construct the Donlands Easier Access III and Second Exit projects is provided in the Confidential Attachment.

Sufficient funds for this expenditure are included in the TTC's 2018-2027 Capital Budget under 3.9 Building and Structures Program, Fire Ventilation Upgrades project, State of Good Repair/Safety category and Easier Access III project Legislative category, which was approved by City Council on February 12, 2018.

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

## **Equity/Accessibility Matters**

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The Donlands Station Easier Access III project will make Donlands Station accessible with elevator service from street level to platform level. The Second Exit project will significantly enhance customer safety.

This project progresses TTC's objective to fulfil the provincially legislated requirements in the Accessibility for Ontarians with Disabilities Act, 2005 (AODA).

## **Decision History**

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At its meeting of February 25, 2013, the TTC Board endorsed the report for the new Second Exit Planning and Consultation Process:

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2013/February 25/Reports/The New Second Exit .pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2013/February%2025/Reports/The%20New%20Second%20Exit.pdf)

At its meeting of February 21, 2017, the TTC Board approved the "Donlands Station Second Exit/Entrance Location Contract D6-3", which also contained the Local Working Group's recommended second exit location at 17/19 Dewhurst Boulevard. The Local Working Group of community volunteers arrived at their recommended location following a comprehensive consultation process:

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2017/February 21/Reports/8 Donlands Station Second%20Exit-Entrance Location.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2017/February%2021/Reports/8%20Donlands%20Station%20Second%20Exit-Entrance%20Location.pdf)

## **Issue Background**

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In the interest of maximizing efficiencies and to minimize the impact on the neighbourhood around Donlands Station during construction, the Easier Access III and Second Exit projects for Donlands Station have been combined into one construction contract.

As part of the Easier Access III project, TTC will construct two new elevators at the main entrance to the station. The first elevator, providing access from street level to concourse and to the eastbound platform, will be located on the southwest corner of Strathmore Boulevard and Donlands Avenue, within an extension of the existing main entrance building. The second elevator, providing access from the concourse to the westbound platform, will be constructed on the northwest corner of Strathmore Boulevard and Donlands Avenue.

As part of the second exit component, TTC is proposing to construct a new exit/entrance building at 17/19 Dewhurst Boulevard, as recommended by the Local Working Group and approved by the TTC Board at its February 21, 2017 meeting, which is illustrated on Appendix 1.

The implementation of the second exit involves the construction of a new pedestrian pathway from the west end of the station platforms to street level through a new exit building. This building will also function as an entrance to provide increased convenience to the local neighbourhood.

The property requirements are described and illustrated in the Confidential Attachment.

The property requirements for this project include temporary easements, permanent easements and fee simple acquisitions. Temporary easements are required for construction purposes and will provide TTC with the right to enter, excavate and construct various elements of the project. Permanent easements are required to accommodate the underground tunnels to allow access from the existing station platforms to the new second exit building. The fee simple acquisitions are required to construct the new second exit and includes a 3m setback from the structure for maintenance purposes.

As the location of the Donlands Station Second Exit was recommended by the Local Working Group of local residents and business representatives as part of TTC's Second Exit Planning and Consultation Program, the community is informed of the property requirements necessary to complete the project. The Strathmore Boulevard residents, who will be impacted by the location of the pedestrian tunnel connection to the Second Exit, have been consulted and are aware of the requirements for easements and negotiations for the acquisition of the property. City Real Estate and TTC staff have previously met with a number of Strathmore neighbours to discuss the general process that will be required.

## **Comments**

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Construction of the project is planned to commence in 2020.

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**

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Susan Reed Tanaka  
Chief Capital Officer

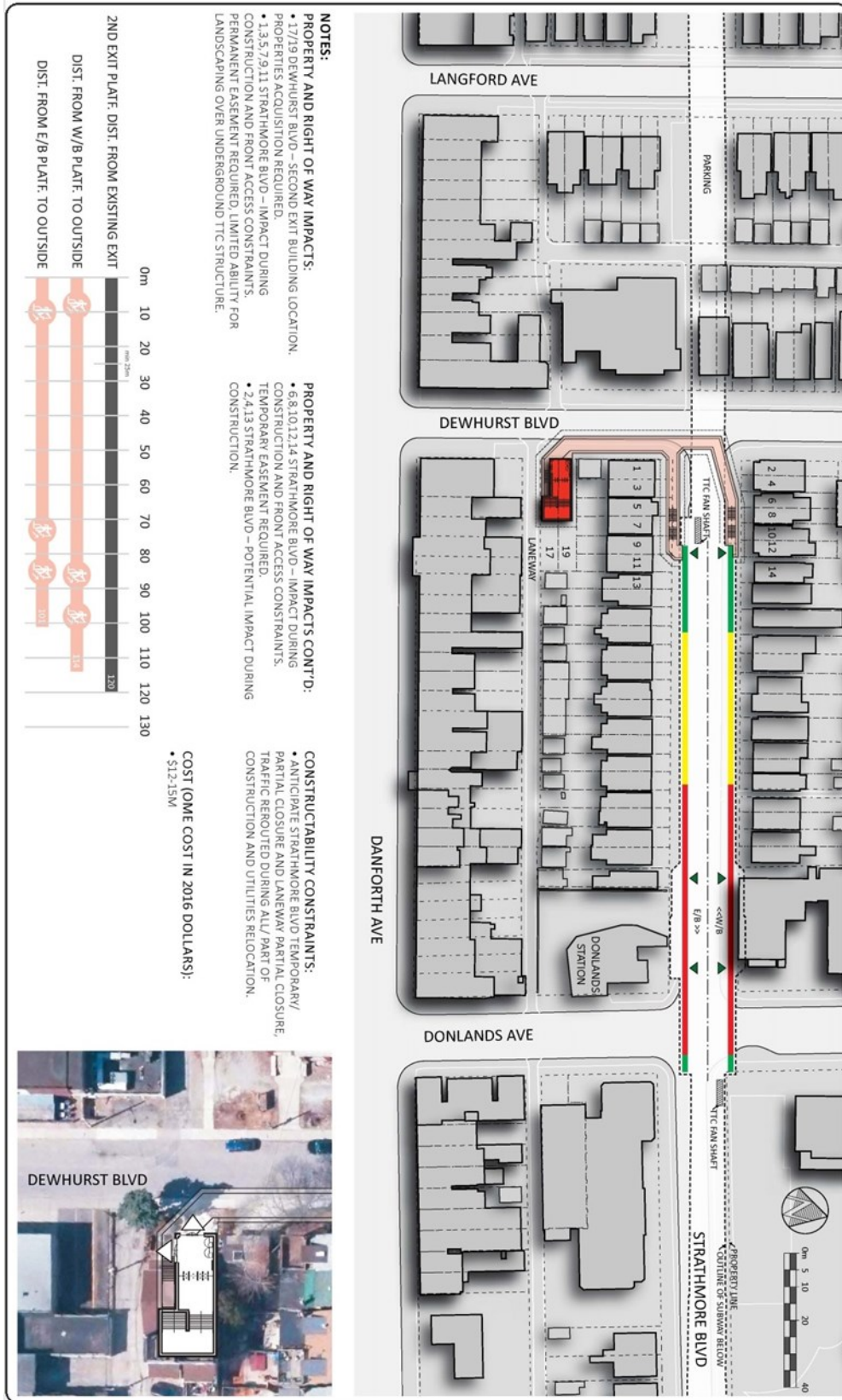
## **Attachments**

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Appendix 1  
Confidential Attachment 1

SP# 03078-31-343

# Appendix 1 – Local Working Group Location Recommendation



**NOTES:**

**PROPERTY AND RIGHT OF WAY IMPACTS:**

- 17/19 DEWHURST BLVD – SECOND EXIT BUILDING LOCATION. PROPERTIES ACQUISITION REQUIRED.
- 1, 3, 5, 7, 9, 11 STRATHMORE BLVD – IMPACT DURING CONSTRUCTION AND FRONT ACCESS CONSTRAINTS. PERMANENT EASEMENT REQUIRED. LIMITED ABILITY FOR LANDSCAPING OVER UNDERGROUND TTC STRUCTURE.

**PROPERTY AND RIGHT OF WAY IMPACTS CONT'D:**

- 6, 8, 10, 12, 14 STRATHMORE BLVD – IMPACT DURING CONSTRUCTION AND FRONT ACCESS CONSTRAINTS. TEMPORARY EASEMENT REQUIRED.
- 2, 4, 13 STRATHMORE BLVD – POTENTIAL IMPACT DURING CONSTRUCTION.

**CONSTRUCTABILITY CONSTRAINTS:**

- ANTICIPATE STRATHMORE BLVD TEMPORARY/PARTIAL CLOSURE AND LANEWAY PARTIAL CLOSURE, TRAFFIC REROUTED DURING ALL PART OF CONSTRUCTION AND UTILITIES RELOCATION.

**COST (OME COST IN 2016 DOLLARS):**

- \$12.15M

