



Entrance Connection to Dundas Station

Date: March 20, 2018
To: TTC Board
From: Chief Capital Officer

Summary

This report requests the Board's approval for a new entrance connection to Dundas Station on Line 1 through the proposed building renovation at 595 Bay Street (Atrium on Bay). As a result of the new entrance connection, the existing open-stair station entrance on the northwest corner of Yonge Street and Dundas Street West, within the Dundas Street West right-of-way, will be closed. This report also seeks authority for staff to enter into a new entrance connection agreement and related agreements required to facilitate this new TTC entrance to Dundas Station to be constructed within the private development located at 595 Bay Street.

Recommendations

It is recommended that the Board:

1. Approve in principle the proposed new entrance connection to Dundas Station within the development located at 595 Bay Street and the subsequent closure of the existing entrance located at the northwest corner of Yonge Street and Dundas Street West, as illustrated in Attachments 1a, 1b and 2; and
2. Authorize the execution of a new entrance connection agreement, and any other agreements arising as a result of the development, on terms and conditions satisfactory to TTC's General Counsel.

Implementation Points

In accordance with Corporate Policy 8.3.0 (Entrance Connections), any entrance connection or amendment to an existing entrance connection requires the prior approval of the Board. Entrance connection refers to a physical, weather-protected or fully-protected enclosed structure between a development and a transit station. This report seeks approval of the conceptual plan for the new 595 Bay Street entrance connection to Dundas Station at the street and concourse levels, including new doors, stairs, finishes and signage, and the removal of the existing open-stair access within the

Dundas Street West right-of-way (the "entrance connection work"), as shown on Attachments 1a, and 1b.

The protection of TTC's interests during construction will be captured in a construction agreement with the owner. The new entrance connection will be constructed, operated and maintained by the owner, the provisions of which will be included in an amendment to the existing entrance connection agreement and any other necessary agreements. The existing entrance to Dundas Station from the open-stair access will remain open during the construction of the new development.

Financial Summary

The new entrance connection work, including the closure of the existing entrance will be carried out at the sole cost and expense of the owner. Furthermore, a Section 37 Agreement between City of Toronto and the developer, executed on January 10, 2014, allocates estimated funds of \$880,000 for the entrance connection work, and an additional \$215,000 for the renovation of the existing below-grade connection to Dundas Station from the Atrium on Bay retail concourse. This results in a total estimated amount of \$1,095,000 available for the new entrance connection work. TTC staff will work with the owner to determine the total estimated value of the entrance connection work to reflect current costs. The owner will be responsible for any additional costs and expenses should the entrance connection work be estimated at a value in excess of the figure provided in the Section 37 Agreement.

The TTC Entrance Connection Policy states that "if an increase in gross floor area or density of a development is proposed, the TTC shall adjust the Entrance Connection fee to bring it into conformance with the current fee schedule". As the owner is increasing the density of the development, as well as introducing a new entrance connection, staff recommends that the entrance connection fee be paid in accordance with the above-noted policy.

The development proposal involves an interior renovation and addition of new retail and office space. The additional density of 32,655 square metres relates to the addition of four storeys on each of the existing two towers to accommodate new office space.

The entrance connection fee for the increased density for this development is calculated as follows:

Development Density	Fee Calculation	Fee
Existing (A)	106,188.4 m ² x \$8.07*/m ²	\$ 856,940.39
Proposed (B)	138,843.5 m ² x \$8.07*/m ²	\$1,120,467.05
Difference (B-A)	32,655.1 m ² x \$8.07*m ²	\$ 263,526.66

Note:

*Rate prescribed in the TTC Entrance Connection Policy

Given the above, per TTC policy, the owner is required to pay an entrance connection fee of \$263,526.66 which reflects the increase in the density of the development. Upon

completion of the construction of the entrance connection, which is expected in late 2019 or early 2020, this fee will be reflected as revenue in a future budget process.

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

Equity/Accessibility Matters

Currently, there are three accessible entrances to Dundas Station located at the southeast, southwest and northeast corners of Yonge Street and Dundas Street. The southeast entrance is accessible via an outdoor elevator located within Yonge/Dundas Square and is maintained by TTC. The southwest entrance has an elevator located within the Eaton Centre and is maintained by the owners. Lastly, the northeast entrance is accessible via an elevator located within the Cineplex building, also privately maintained.

The proposed entrance connection work at 595 Bay Street will have no impact on these accessible entrances. The new 595 Bay Street entrance connection will not be accessible, however the removal of the open-stair entrance will permit the widening of the Dundas Street sidewalk at the northwest corner of Yonge and Dundas Street West.

Decision History

The existing Atrium on Bay building was built in the early 1980's and includes a connection to Dundas subway station from the retail concourse level. Board approval for construction of this entrance connection was received on June 25, 1980, subsequently followed by Board approval of the Entrance Connection Agreement on August 11, 1981.

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

Issue Background

The Atrium on Bay is generally bounded by Dundas Street West to the south, Bay Street to the west, Edward Street to the north, and Yonge Street to the east. The existing development includes an 8-storey office podium, a 13-storey office building to the west of the podium, and a 14-storey office building on the east side of the podium.

The owner of the Atrium on Bay is proposing to undertake an interior renovation of the existing building, a 5-storey addition to each of the two towers, and the installation of a new street level entrance connection from Dundas Street West to Dundas Station via the existing path from the retail concourse level of the building. The new entrance will include new pylon signage along Dundas Street, improved wayfinding signage and entrance visibility to Dundas Station (as depicted in Attachment 2). The proposed entrance will also include new lighting and be weather protected.

The new entrance connection will be located wholly within the owner's property, and will be operated and maintained by the owner. The entrance connection work will be subject to a construction agreement. An amended entrance connection agreement will also be required to set out the maintenance and operational responsibilities for the new entrance connection and will ensure that the entrance is maintained by the owner and that it will be available during all operating hours of the subway station.

The new entrance connection will result in the closure of the existing open-stair access to Dundas Station at the northwest corner of Yonge Street and Dundas Street West. At street level, a grate will be installed for station ventilation purposes to cover the existing stairs, and access to the stair opening from within the station will also be removed. It has been confirmed that after the removal of the existing stair access, station egress will be maintained.

Comments

The proposed entrance connection and subsequent closure of the existing open-stair access to Dundas Station will benefit TTC customers. The removal of the existing stair access will result in a widening of the pedestrian sidewalk along the north side of Dundas Street West, and does not negatively impact station egress. The reconfigured entrance connection will provide a weather protected entrance to Dundas Station. Furthermore, maintenance and ownership responsibilities will be transferred from the TTC to the owner and construction costs will be fully assumed by the owner.

Contact

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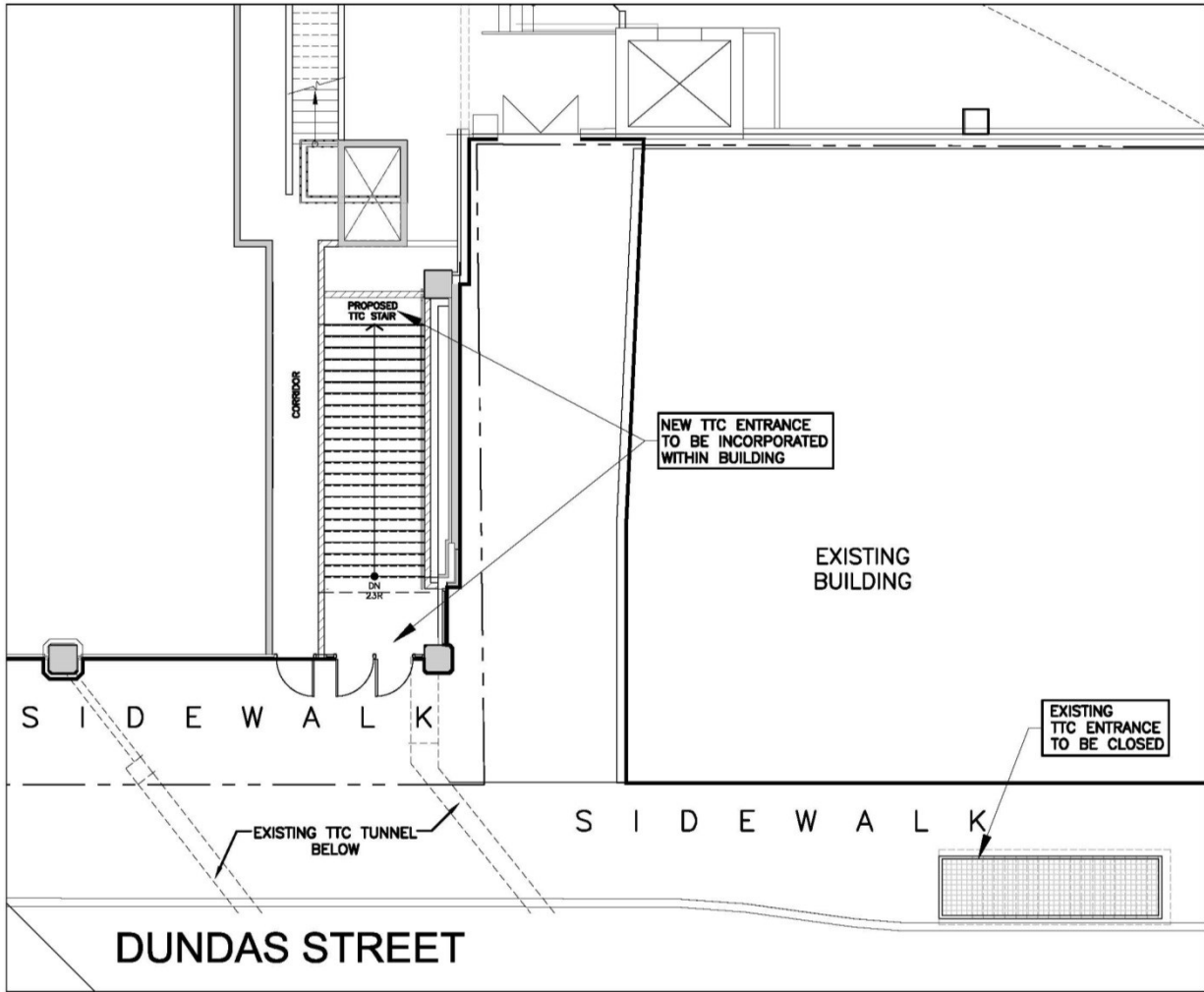
Signature

Susan Reed Tanaka
Chief Capital Officer

Attachments

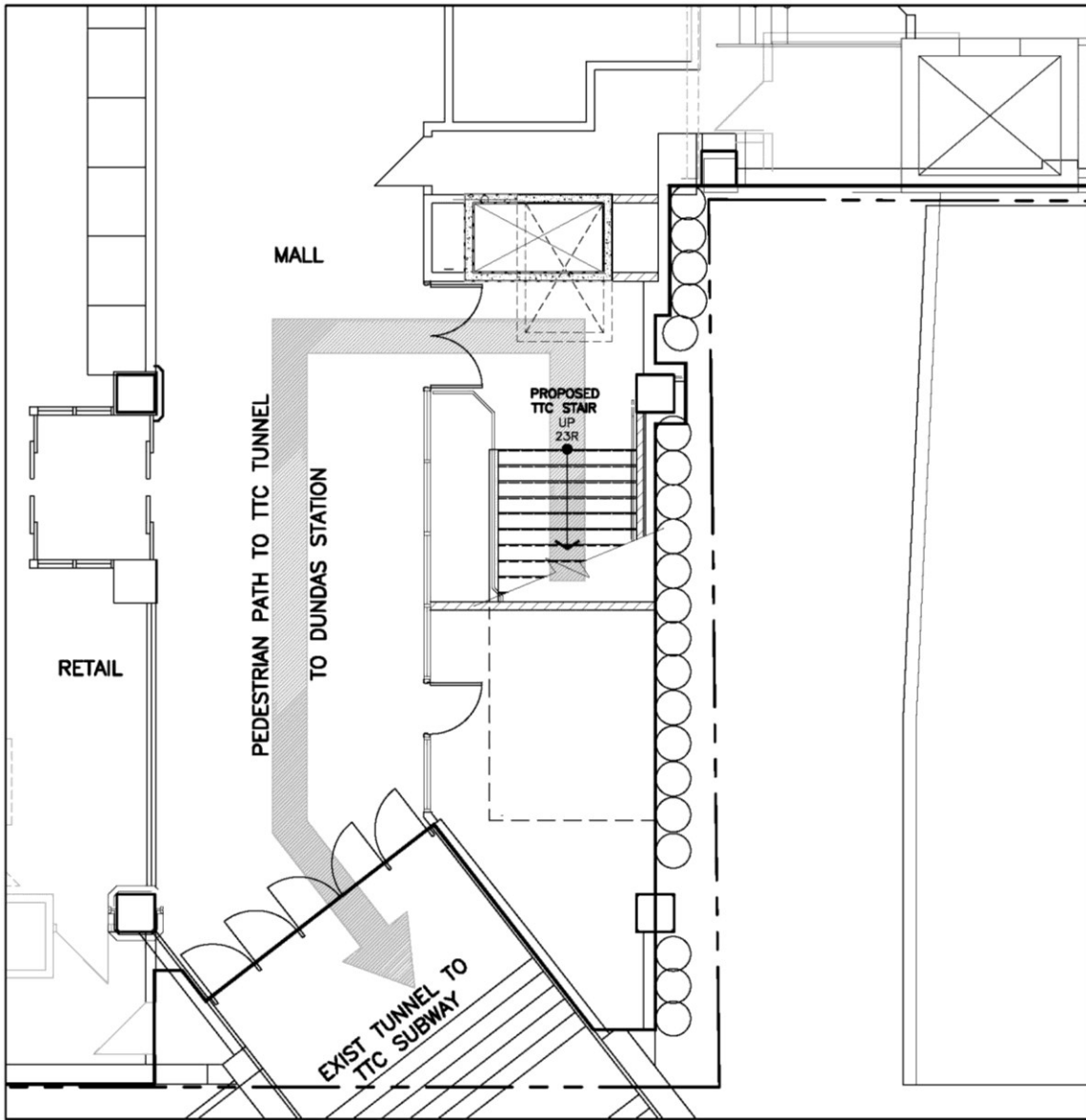
Attachment 1a - Proposed New Entrance - Street Level
Attachment 1b - Proposed New Entrance - Street and Concourse Level
Attachment 2 - Rendering of the Street Level Access from Dundas Street West
SP#03078-31-337

Attachment 1a - Proposed New Entrance - Street Level



Attachment 1A
Proposed New Entrance
Street Level
NOT TO SCALE

Attachment 1b - Proposed New Entrance - Street and Concourse Level



Attachment 1B
Proposed New Entrance
Concourse Level
NOT TO SCALE

Attachment 2 - Rendering of the Street Level Access from Dundas Street West



Dundas St. Entrance