



90 Croatia Street – New Entrance Connection to Dufferin Station

Date: January 25, 2024
To: TTC Board
From: Chief Capital Officer

Summary

A mixed-use development, municipally known as 90 Croatia Street (the “Development”), is proposed for the southwest corner of Dufferin Street and Bloor Street West, across from the Dufferin Station (the “Station”) entrance on the west side of Dufferin Street. The construction of a new accessible entrance connection to the Station (the “Entrance Connection”) will be integrated within the Development. A portion of mosaic art within the Station (the “Art”) will be removed to facilitate the Entrance Connection. The Art will be retained by the TTC and reused at a later date within the Station should other portions of the Art in the Station be damaged.

This report seeks Board approval for the Entrance Connection, the removal of the Art from this location within the Station and the authority to enter into the appropriate agreements with the Developer of the Development (the “Developer”), to facilitate the Entrance Connection. This will provide customers with a second, barrier-free and weather-protected means of access to the Station, which will be open during the operating hours of the subway, in accordance with Entrance Connections Policy 8.3.1. This new accessible entrance connection design is supported by the TTC’s Advisory Committee on Accessible Transit (ACAT).

Recommendations

It is recommended that the TTC Board:

1. Approve the Entrance Connection to the Station within the Development at 90 Croatia Street, as generally illustrated in Attachment 1.
2. Approve the removal of the Art impacted by the Entrance Connection, as generally illustrated in Attachment 2, to be retained by the TTC to be reused within the Station.
3. Authorize execution of an Entrance Connection Agreement with the Developer, 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 8.3.1 Entrance Connections, any new entrance connection or amendment to an existing entrance connection requires the approval of the Board. In the policy, entrance connection refers to a physical, weather-protected or fully enclosed structure between a Development, as defined in the policy, or an Intermodal Station and a Transit Station, including but not limited to, tunnel structure, bridge, enclosed walkway, covered walkway, stairs, elevator and escalator, but excluding a chair lift or platform lift for a vertical transition or grade transition.

In accordance with Corporate Policy 2.1.0 Art in Public Transit Facilities, any relocation or removal of art requires approval of the Board and is subject to consultation with the artist and the Board. The Entrance Connection will be connecting to the Station at a point that will require the removal of a portion of the public art. TTC staff has consulted the artist, who concurred that removal of the Art would be the most appropriate and cost-effective option. The Developer will remove the Art, which consists of various coloured tiles, and provide the tiles to the TTC to store and reuse within the Station at a later date should other portions of the Art in the Station be damaged.

To protect the TTC's assets and interests, and to ensure that obligations are carried out during the construction of the Development and Entrance Connection, the Developer will enter into a construction agreement with the TTC. The Developer is expected to open the new Entrance Connection in 2026.

The Entrance Connection is located within the Developer's property, the Bloor Street West right-of-way ("ROW") and the TTC's Station property. New structures and equipment will be owned and maintained by the Developer. The TTC will have minimal responsibility for the Entrance Connection. The Entrance Connection Agreement will confirm ownership, maintenance and operating obligations of the Entrance Connection and associated equipment.

Financial Summary

The construction, operation and maintenance of the Entrance Connection will be at the Developer's sole cost. The ongoing operation and maintenance responsibilities of the Entrance Connection will be negotiated with the Developer in consultation with TTC stakeholders, and will be set out in the Entrance Connection Agreement.

The Entrance Connection is a direct connection between the Development and the Station. The Developer is required to pay an entrance connection fee of approximately \$188,000 to the TTC subject to the finalization of the Development's floor space index. This amount will be recognized as revenue in the year the Entrance Connection Agreement is executed, which is currently expected to be in 2026. In accordance with the TTC Entrance Connections Policy section 6.3.3, 75% of the Entrance Connection fee shall be charged for an Entrance Connection at this Station. The Entrance Connection fee is calculated as follows:

Rate per m ² (A)	Connection fee charge % per policy 6.3.3 (B)	Approximate Gross Floor Area (GFA) m ² (C)	Approximate Total (A x B x C)
\$8.07	75%	31,000	\$188,000

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

Equity/Accessibility Matters

A priority of TTC’s Corporate Plan is accessibility and as a proud leader in providing accessible public transit in the city of Toronto, we are committed to ensuring reliable, safe, equitable and inclusive transit services for all our customers.

There is currently one existing accessible path to this Station via the elevators within the Station. This Entrance Connection will add another accessible path for TTC customers through the provision of a new elevator designed in accordance with TTC requirements. It will be barrier-free, fully enclosed, well-lit and weather-protected, facilitating a more convenient access to the Station from the southwest corner of the intersection. The provision of a second accessible route into the Station, including a redundant second elevator, enables the TTC to further meet its commitments under the Accessibility for Ontarians with Disabilities Act and is consistent with Phase IV of the Easier Access program. The new accessible route is illustrated in Attachment 1.

The proposed Entrance Connection was presented to the TTC’s Advisory Committee on Accessible Transit (ACAT) on March 21, 2023. The Developer has refined the Entrance Connection design to incorporate feedback received from ACAT concerning certain features of the accessible path, such as wayfinding signage and door opener control.

Decision History

In December 2019, City Council approved the Official Plan and Zoning amendment application for 90 Croatia Street. City Council directed the Developer to provide an accessible entrance connection to the Station, via a tunnel underneath Bloor Street West.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE11.5>

Issue Background

The development proposal is for a 33-storey, mixed-use residential tower with two below-grade parking levels. The new Entrance Connection foyer within the Development will have doors along Bloor Street West, with an elevator and a set of stairs to parking level P1 that will provide access from street level to the Station via a new corridor below the Bloor Street West ROW. The Entrance Connection will also be accessible from parking level P1, as illustrated in Attachment 1.

The Entrance Connection will be open during the operating hours of the subway. The Developer will be responsible for the operation and maintenance of the Entrance Connection, including but not limited to, the elevators, stairs, finishes and doors. The Developer will also be responsible for the operation and maintenance of the new corridor beneath Bloor Street West. However, the TTC will be responsible for locking the set of doors that provide access from the corridor into the Station. The new corridor connects to the unpaid area at the concourse level of the Station. The existing fare line and Collector's Booth will not be affected as a result of this Development. The details relating to ownership and maintenance obligations will be addressed in the Entrance Connection Agreement.

Comments

The proposed Entrance Connection will benefit TTC customers by providing a new barrier-free and weather-protected means of access to the Station, which will be open during the operating hours of the subway, in accordance with Entrance Connection Policy 8.3.1.

The new Entrance Connection is also consistent with the TTC's 2018-2022 Corporate Plan, Critical Path 4: Make Taking Public Transit Seamless – Accessible Entrances to Subway Stations through Adjoining Buildings.

It is recommended that the Board approve the Entrance Connection, approve the removal of the Art to be retained by the TTC to reuse within the Station, and authorize staff to execute the Entrance Connection Agreement and any other agreements arising as a result of the Development, all on terms and conditions acceptable to the TTC's General Counsel.

Contact

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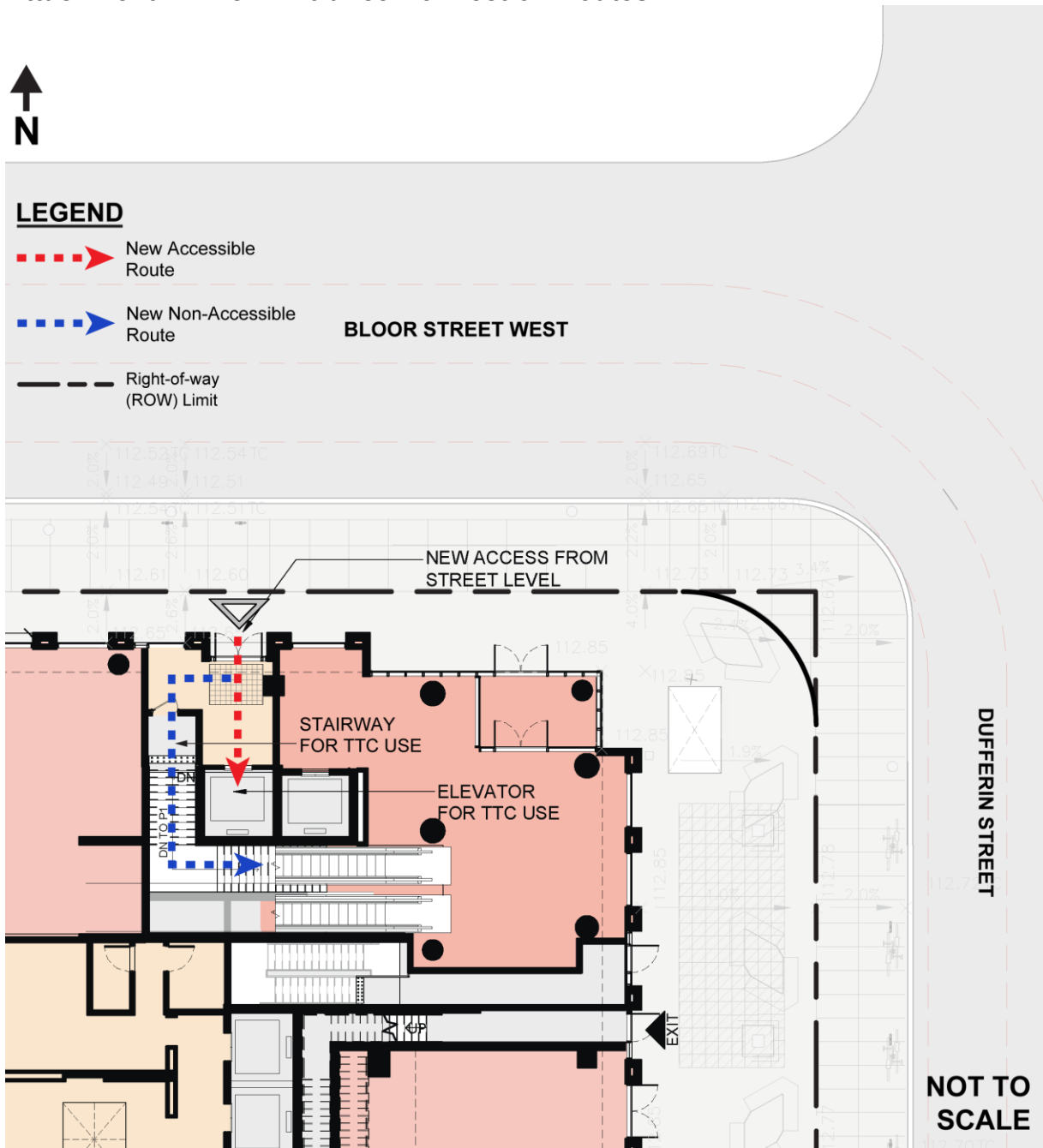
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Gary Downie
Chief Capital Officer

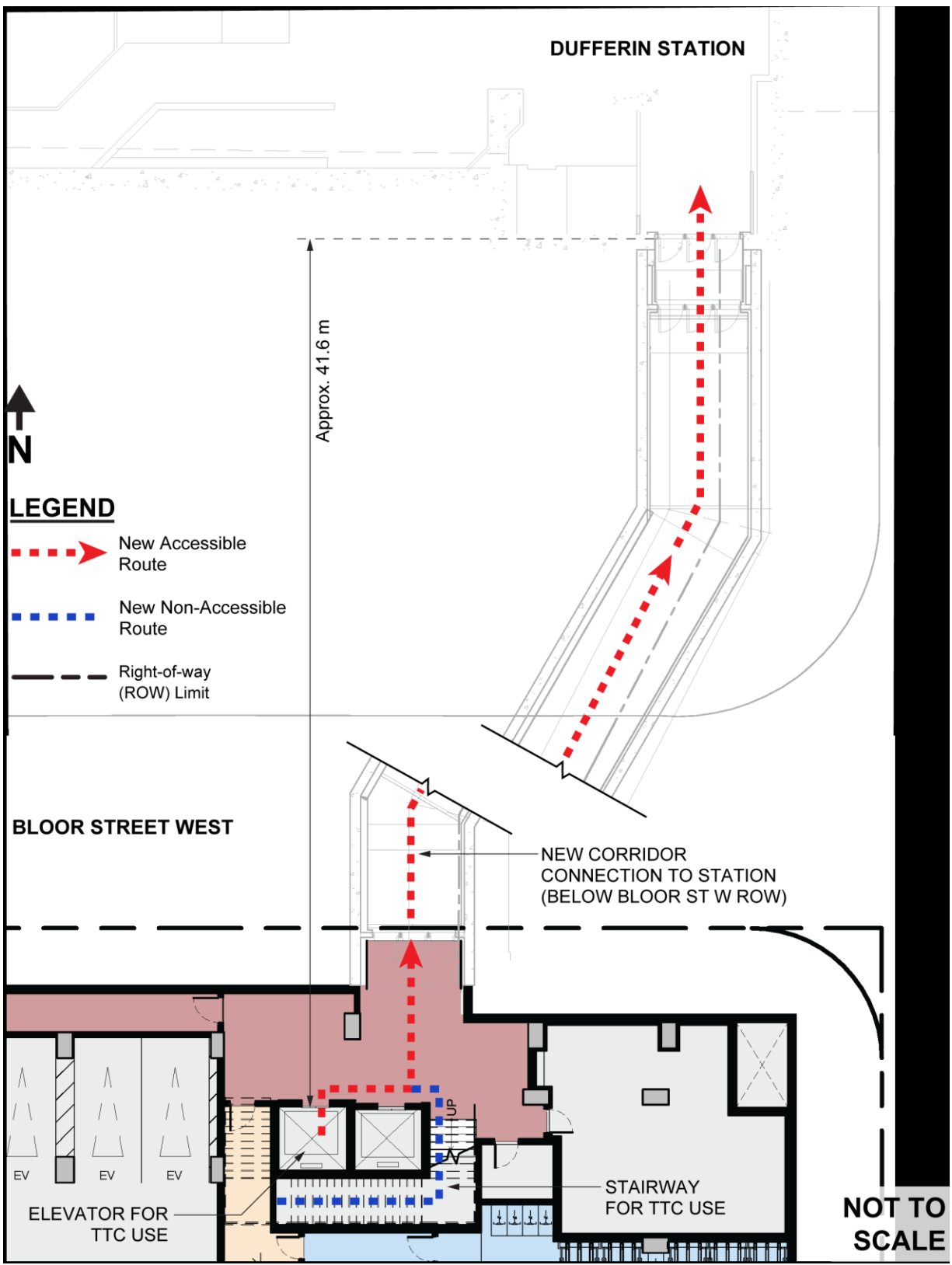
Attachments

Attachment 1 – New Entrance Connection Routes
Attachment 2 – Mosaic Art to be Removed and Relocated

Attachment 1 – New Entrance Connection Routes



Ground Floor Level showing the street level entrance to the TTC Entrance Connection.



Parking Level P1 shows the connections to the Station.

Attachment 2 – Mosaic Art to be Removed and Relocated



Concourse Level showing the Art to be removed and kept by the TTC for reuse within the Station (looking south).