

Construction Timeline for the Interim Anndale Drive

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| Date: | April 11, 2007 |
| To: | North York Community Council |
| From: | William G. Crowther, Executive Director, Technical Services |
| Ward: | 23 – Willowdale |
| Reference Number: | P:\2007\Cluster B\TEC\ny07015 |

SUMMARY

The purpose of this report is to present information on the construction timetable for the extension of the Anndale Drive Service Road section between approximately Bales Avenue and Tradewind Avenue/Bonnington Place as directed by North York Community Council at its meeting of March 27, 2007.

FINANCIAL IMPACT

There are no financial implications associated with the adoption of this report.

City staff will include a funding request for the construction of the Anndale Drive Service Road section to be funded from the Development Charges Account through the City's Transportation Capital Works Program and Toronto Water's Capital Works Program for 2008.

ISSUE BACKGROUND

At its March 27, 2007 meeting, North York Community Council approved the recommendations of the report (March 13, 2007) from the Director, Community Planning, North York District, to permit a Phase 2 residential tower of up to 33 storey in height on the southern portion of the development site at 23 and 33 Sheppard Avenue East and further directed that:

“The Executive Director, Technical Services, to report back to North York Community Council for its meeting on May 1, 2007, on a construction timetable for the extension of the Anndale Drive Service Road section

between approximately Bales Avenue and Tradewind Avenue / Bonnington Place, to ensure that the required extension is in place prior to the occupancy of the Phase 2 development proposed at 23 & 33 Sheppard Avenue East.”

COMMENTS

The development site at 23 & 33 Sheppard Avenue East is located within the southeast quadrant of the North York Centre Downtown area. The Phase 2 development frontage is along the future Anndale Drive extension (to be constructed to connect Yonge Street with the future Doris Avenue extension south of Sheppard Avenue as part of the South Downtown Service Road Network). On the northern portion of the site is the existing Phase 1 development comprising of 377 residential units and retail uses. The southern portion of the site is currently vacant.

The applicant (Minto Gardens Inc.) is proposing to construct a Phase 2 residential tower of 33 storeys on the southern portion of the development site at 23 and 33 Sheppard Avenue East. The proposed Phase 2 building is L-shaped and has a 9-storey portion along the future Anndale Drive extension with 353 residential units, for a total unit count of 730 over the entire site. The applicant has informed staff that the anticipated date of occupancy for the Phase 2 development is spring 2010.

The Downtown Plan South of Sheppard Avenue Environmental Study Report Addendum identifies Anndale Drive to be improved and extended from Tradewind Avenue to Yonge Street. An interim Anndale Drive Service Road section from approximately Bales Avenue to Tradewind Avenue is required to facilitate the Phase 2 Minto development as outlined in the March 13, 2007 report from the Director, Community Planning, North York District. The properties of 2 Anndale Drive and 4 Anndale Drive are required to facilitate an interim Anndale Drive Extension (refer to Attachment 1). The applicant has advised that it has already acquired the 4 Anndale Drive property and has included the transfer of those lands to the City in its application. However, to date, they have not been successful in acquiring the 2 Anndale Drive property.

At its meeting of March 27, 2007, North York Community Council has approved the following recommendation:

“Should the applicant (Minto) have used reasonable efforts to acquire the 2 Anndale Drive property and have not been successful in acquiring those lands, authorize City staff to initiate the expropriation process for 2 Anndale Drive immediately following Council’s consideration of the Report (March 13, 2007) from the Director, Community Planning, North York District, at its meeting scheduled for April 23 and 24, 2007, including serving and publishing Notices of Application or Approval to Expropriate, forwarding to the Chief Inquiry Officer any requests for hearing received, attending at the hearing to present the City’s position, and reporting the Inquiry Officer’s recommendations to Council for its consideration, with all costs incurred and compensation payable as a result

of any expropriation to be at the owner's (Minto's) sole expense, up to a total maximum limit of \$125,000 for these additional costs."

We have been advised by Facilities and Real Estate staff that the expropriation process generally takes 9 to 12 months from the time that Council authority is provided. Therefore, it is anticipated that the City would obtain possession of the 2 Anndale Drive property, free and clear, by May 2008, barring any complications.

In order to obtain approvals from outside agencies for all subsurface construction, the City must be in possession of all the necessary lands. As such, a road design process is typically initiated once all the required lands are available free and clear. However, in order to ensure that the required Anndale Drive Extension is constructed prior to the occupancy of the Phase 2 development proposal at 23 and 33 Sheppard Avenue, the design process for the Anndale Drive Extension construction will be initiated in the summer of this year and will be finalized upon availability of lands. The above process will be undertaken concurrently with the land acquisition process and will include all survey work, servicing coordination, utility and streetlighting coordination, and approvals from outside agencies. It is expected that the design process would take approximately 6 to 8 months and should be completed by the summer of 2008. As such, the construction of the Anndale Drive Extension will be included in the 2008 Capital Works Program.

If all the required lands are available by the end of February 2008, then the project will be tendered for May 2008 and construction could commence by the summer of the same year with an anticipated completion date of spring 2009.

Should the expropriation process for 2 Anndale Drive be extended beyond the above anticipated date of possession, then the tendering and construction dates for the Anndale Drive Extension will require to be adjusted accordingly as per the following table:

| Date of Possession | Tender Date | Construction Date | Completion Date |
|--------------------|-------------|-------------------|------------------|
| Late Spring 2008 | Summer 2008 | Late Fall 2008 | Summer/Fall 2009 |
| Summer 2008 | Fall 2008 | Late Spring 2009 | Late Fall 2009 |
| Fall 2008 | Spring 2009 | Summer 2009 | End 2009 |

CONCLUSION

Given that the anticipated occupancy date of Minto's Phase 2 development is spring 2010, the Anndale Drive Service Road section between approximately Bales Avenue to Tradewind Avenue could be operational prior to its occupancy provided all the required lands are in City's possession, free and clear, by fall 2008.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Interim Anndale Drive Service Road Section