

Toronto STAFF REPORT

August 19, 2003

To: Toronto East York Community Council

From: Director, Community Planning, South District

Subject: 25 York Street, Proposed Office Building
TE SPC 2002 0055
40 Bay Street, Air Canada Centre
TO CMB 1995 0001
61-71 Front Street, Union Station
TE ZBL 2003 0005
Amendments to the Railways Lands East Precinct B Precinct Agreement and
Precinct R Precinct Agreement Related to the TTC Bremner Boulevard LRT
Loop in the Vicinity of Union Station and the Air Canada Centre
Trinity-Spadina, Ward No. 20
Toronto Centre-Rosedale, Ward No. 28

Purpose:

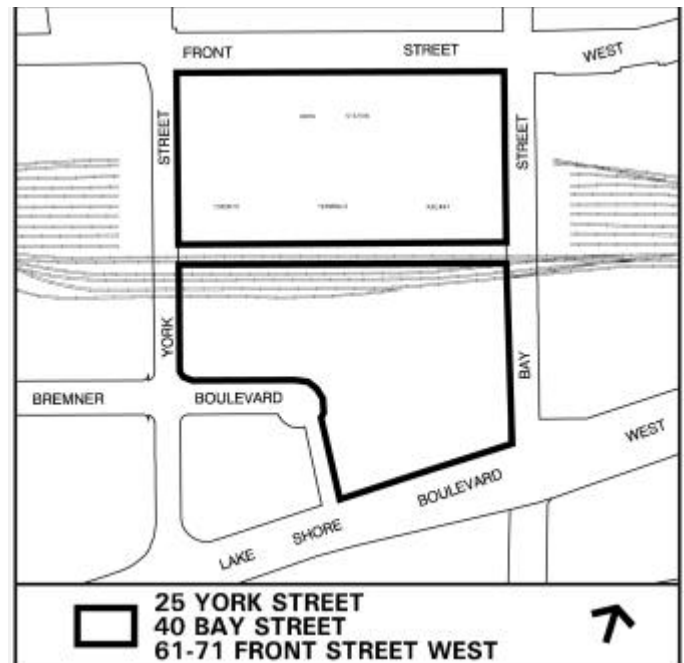
To recommend changes to the existing Railway Lands East Precinct B Precinct Agreement and Precinct R Precinct Agreement related to the proposed TTC Bremner Boulevard LRT loop in the vicinity of Union Station and the Air Canada Centre. The changes involve deleting the two options for the LRT loop located under Bremner Boulevard east of York Street and replacing them with two options that provide service directly under Union Station.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendation:

It is recommended that the City Solicitor be authorized to amend the Railway Lands East Precinct B Precinct Agreement and Precinct R Precinct Agreement related to the proposed



TTC Bremner Boulevard LRT loop in the vicinity of Union Station and the Air Canada Centre as outlined in this report and in accordance with the recommendations from the TTC.

Background:

The Railway Lands East Precinct B Precinct Agreement was registered in October 1996. The Precinct R Precinct Agreement for the Air Canada Centre was registered on December 4, 1996. Section 15.6 of Railway Lands East Precinct B Precinct Agreement requires protection to allow for the construction of a below grade LRT loop and station facility in the area south of Union Station and the rail corridor. The agreement requires that the development of Blocks 4 and 5 in the Railway Lands East (located between York Street and the Air Canada Centre) not preclude the establishment of a below grade LRT loop and station facility in one of two locations as shown on Attachment 1.

Schedule Q-1 in the Agreement shows LRT Location Option One as a loop and platform located under the right-of-way of Bremner Boulevard between York Street and the Air Canada Centre, and on both Block 4 and Block 5. Schedule Q-2 shows the LRT Location Option Two as a loop and platform located under the right-of-way of Bremner Boulevard between York Street and the Air Canada Centre, and on primarily Block 5. Pedestrian connections between the station and Union Station are required. The owner of Block 4 and 5, Marathon Reality Company Limited, in consultation with the TTC and the City, may elect which of the two options to proceed with at the time of a development application for the first of Block 4 or 5.

On July 24, 2002, site plan application TE SPC 2002 0055 was submitted for Block 4, 25 York Street. Marathon Developments Inc. advised in a letter attached to the application dated July 2002 that they elected to protect LRT Location Option Two. The application was circulated on July 24, 2002. In a letter dated October 8, 2002, the TTC advised that two different options identified in a letter dated March 20, 2001 to the City with respect to the Central Waterfront Plan were to be protected (please refer to Attachment 2). These changes were incorporated into Map B: Central Waterfront Part II Plan Transit Map.

Comments:

The two alignment options required by the TTC are:

- (1) via York Street and the east York Street Teamway to a new LRT loop on the south side of Front Street at Union Station; and
- (2) via the north side of the Air Canada Centre and south side of Block 4 (25 York Street), linking into an expanded Harbourfront streetcar tunnel and loop under Bay Street.

The TTC requires that both alignments be protected to ensure that a cost effective and feasible Bremner Boulevard LRT connection to Union Station is possible in the future. Alignment Option One (York Street and York Street east Teamway) will require a subsurface tunnel on Block 4 (25 York Street), the east York Street Teamway, and Union Station. Alignment Option Two (Block 4 and the Air Canada Centre) may require a below-grade crossing of the required truck ramp that

will serve Block 4 and Union Station via the Air Canada Centre and the future LRT connection to Bay Street. Both options are being protected through site plan approval of Block 4 (25 York Street).

Staff support the TTC's request for the protection of the two revised LRT alignment options. To implement the changes, staff recommend that the City Solicitor be authorized to amend the text and schedules in the Railway Lands East Precinct B Precinct Agreement and Precinct R Precinct Agreement.

Conclusions:

Staff recommend that the City Solicitor be authorized to amend the Railway Lands East Precinct B Precinct Agreement and Precinct R Precinct Agreement related to the proposed TTC Bremner Boulevard LRT loop in the vicinity of Union Station and the Air Canada Centre.

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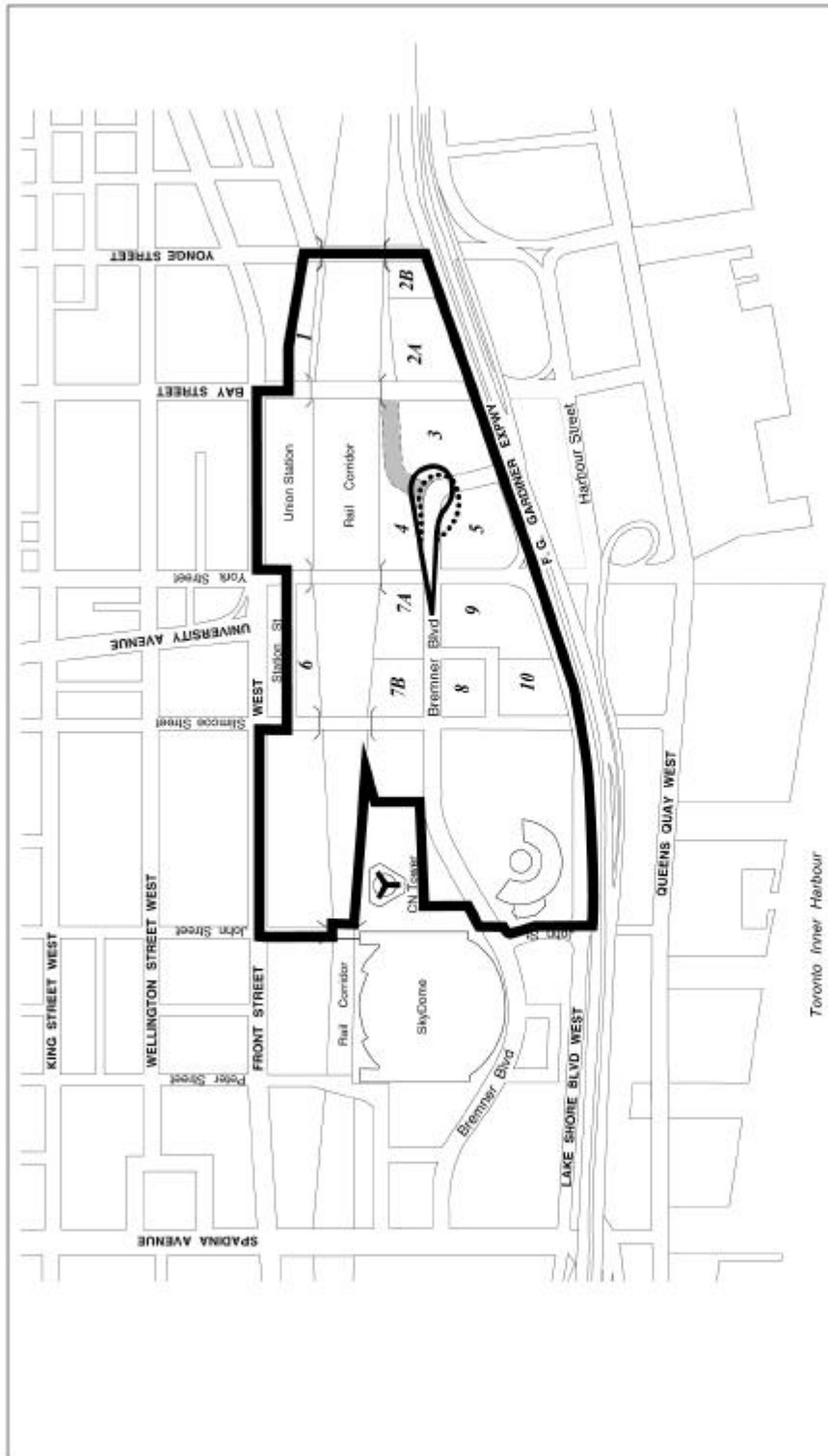
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List of Attachments:

Attachment 1: Bremner LRT Location Option One and Bremner LRT Location Option Two

Attachment 2: Revised Bremner LRT Location Option One and Revised Bremner LRT Location Option Two

Attachment 1




25 York St., 40 Bay St. & 61-71 Front St. W.



Bremner LRT Location Option One and Bremner LRT Option Two

File # TE ZBL 2003 0005

-  Boundaries of Railway Lands East
-  At-grade Pedestrian Route
-  Bremner LRT Location Option 1
-  Bremner LRT Location Option 2

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Not to Scale
08/18/03

