



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### Property Acquisition Costs and Funding Requirements for the TTC Second Exit and Fire Ventilation Upgrade and Easier Access III Projects

**Date:** October 3, 2019

**To:** General Government and Licensing Committee

**From:** Executive Director, Corporate Real Estate Management

**Wards:** All

#### REASON FOR CONFIDENTIAL INFORMATION

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This report deals with a proposed or pending acquisition of land by the City of Toronto or one of its agencies or corporations.

#### SUMMARY

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On June 24, 2019 City Council authorized the Director, Real Estate Services, to provide an information report to the General Government and Licensing Committee outlining the Toronto Transit Commission ("TTC") Second Exit and Fire Ventilation Upgrade Project and Easier Access Phase III Project (the "Projects") plan, its deliverables and funding requirements. The Project Plan (see "Appendix A") outlines all the subway stations completed to date for the Projects, as well as a listing of all subway stations that are still required to be completed. This report outlines a preliminary list, where possible, of the property requirements together with an estimated property acquisition and timeline for when the property acquisitions will be required. It also provides City Council with details of the Projects funding requirements.

#### RECOMMENDATIONS

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The Executive Director, Corporate Real Estate Management recommends that:

1. City Council direct that the confidential information contained in Confidential Attachment 1 remain confidential in its entirety, as it pertains to a proposed or pending acquisition of land by the City of Toronto or one of its agencies and corporations.

## **FINANCIAL IMPACT**

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There is no financial impact resulting from the adoption of the recommendation in this report.

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

## **DECISION HISTORY**

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The Second Exit Project is a component of the Fire Ventilation Upgrade Project which was initiated due to the TTC experiencing four major tunnel fires from 1963 to 2000. These fires and fires in other subway systems led the National Fire Protection Association ("NFPA") to develop standards for fire safety, which have now been adopted, almost entirely, by the Ontario Building Code. The TTC made a commitment to upgrade the fire ventilation system through the subway and made a commitment to construct second exits at stations that identified as high priority stations with only one acceptable means of egress, in order to conform to fire safety standards. Second Exits have been completed at 6 subway stations to date and 8 subway stations remain to be completed of the high priority locations identified by an earlier TTC study of 2003.

The Accessibility for Ontarians with Disabilities Act ("AODA") was enacted in 2005 with the purpose of developing, implementing and enforcing accessibility standards in order to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises by 2025. Allowing persons with disabilities to integrate as fully as possible into society in an independent way is seen as an important human right. Transportation accessibility is an important element of this integration. The Easier Access Phase III Project was initiated due to the TTC needing to conform to the AODA. Significant progress has been made in improving access to services for people with disabilities throughout the TTC subway stations. Accessibility improvements have been completed at 45 subway stations to date and 27 subway stations remain to be completed by 2025, 11 of these are currently in construction.

## **COMMENTS**

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The Fire Ventilation Upgrade Project of which Second Exit is a component approved budget is approximately \$495 million of which approximately \$283 million has been committed to date. The Second Exit & Fire Ventilation Upgrade Project is fully funded by the City of Toronto through the Capital Finance Reserve.

The Easier Access Phase III total project approval is approximately \$830 million of which approximately \$370 million has been committed to date. Majority of the Easier Access Phase III Project is paid via the Provincial Gas Tax and the rest is split between the Federal Gas Tax, Public Transit Infrastructure Fund (Federal) and the City of Toronto.

## **CONTACT**

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Nick Simos, Acting Director, Real Estate Services, Corporate Real Estate Management  
Tel: 416-392-7223; Fax: 416-392-1880, [Nick.Simos@toronto.ca](mailto:Nick.Simos@toronto.ca)

Pamela Kraft, Head of Property, Planning and Development Department, Toronto  
Transit Commission, Tel: 416- 590-6108; Fax: 416- 338-0211, [Pamela.Kraft@ttc.ca](mailto:Pamela.Kraft@ttc.ca)

## **SIGNATURE**

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Patrick Matozzo  
Executive Director, Corporate Real Estate Management

## **ATTACHMENTS**

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Appendix A: The Project Plan for Completed Stations  
Confidential Attachment 1: The Project Plan for Future Stations for the TTC Second Exit  
and Easier Access Projects

Appendix A  
The Project Plan for Completed Stations

Second Exits completed under the Fire Ventilation Upgrade Project

Stations	Properties Acquired	Estimated Property Acquisition	Property Acquired
Broadview Station	No properties required	-----	-----
Castle Frank Station	No properties required	-----	-----
Pape Station	Property interest acquired	\$8,000.00	Acquired in 2010
Dufferin Station	Re-negotiated lease agreement	\$263,000.00	Acquired in 2010
Woodbine Station	2 Properties were acquired (to date one of the properties purchased has been surplus back to the City for housing purposes)	\$1,307,000.00	Acquired in 2016
Wellesley Station	Re-negotiated lease agreement and entrance connection agreement with adjacent development	Property acquired for a nominal fee (under \$2.00) under the development application	Acquired in 2018

Easier Access Phase III Project Completed to Date

Stations	Properties Acquired	Estimated Property Acquisition	Property Acquired
Victoria Park Station	No properties required	-----	-----
St Andrew Station	Re-negotiated entrance connection agreement	Value not exceeding \$2.00	Acquired in 2018
Pape Station	No properties required	-----	-----
Dufferin Station	Re-negotiated lease agreements	Value not exceeding \$2.00	Acquired in 2010
Lawrence West	No properties required	-----	-----
Ossington Station	Construction easement required	Value not exceeding \$2.00	Acquired in 2014
St Clair West Station	Re-negotiated lease agreements	\$1,128,000.00	Acquired in 2015
Woodbine Station	Obtained construction easements	\$72,000.00	Acquired in 2016
Coxwell Station	3 permanent easements and construction easements on 5 Properties	\$357,000.00	Acquired in 2013
St. Patrick Station	Re-negotiated entrance connection agreement	Value not exceeding \$2.00	Acquired in 2019