

Development Charges Credit - 334-350 Bloor Street West

Date: October 17, 2023

To: Executive Committee

From: Chief Planner & Executive Director, City Planning and Controller, Office of the Controller

Wards: 11 – University Rosedale

Planning Application Number: 20 192411 STE 11 OZ

SUMMARY

This report recommends that City Council approve a development charge credit for the Spadina Subway improvements to be completed by an adjacent developer.

The improvements are part of the TTC's Line 2 Capacity Enhancement Program (L2CEP) and would be completed by the applicant concurrently with the construction of the proposed 35-storey mixed-use building project at 334-350 Bloor Street West and 2-6 Spadina Road. The improvements to Spadina Station will enhance pedestrian movement and circulation and includes the construction of a concourse expansion and future stair or escalator between levels. In exchange for the construction of these works, the City would provide the applicant with a credit against the transit component of the development charges payable for the proposed development. While approval for development charges credits are normally considered at the time of the final City Planning report, staff are of the opinion that it is beneficial to the City for the applicant to complete the station modification concurrently with the construction of their development proposal. This will result in construction efficiencies for the City, while also contributing to the planned Station expansion.

This report has been prepared in consultation with the City Solicitor, and the Toronto Transit Commission.

RECOMMENDATIONS

The Chief Planner & Executive Director, City Planning and Controller recommend that:

1. City Council approve a development charge credit against the Transit component of the development charges payable for the proposed development located at 334-350 Bloor Street West for the cost of the design and construction by the owner of the expansion of the concourse level of the Spadina Station discussed in this report; the development charge credit shall be in an amount that is the lesser of the eligible cost to the owner of designing and constructing the improvements to Spadina Station, to the satisfaction of the Toronto Transit Commission, and the Transit component of development charges payable for the development.
2. City Council authorize appropriate City officials to take such actions as are necessary to implement City Council's decision, including amending the Section 37 Agreement to give effect to the credit in recommendation 1, and adding any additional provisions in the agreement necessary to protect the interests of the City and ensure the completion of the capital works in a timely and effective manner that is integrated with the overall plans for the station.

FINANCIAL IMPACT

The amount of the development charge credit would be the lesser of the eligible cost of the creditable works, as approved by City staff, and the transit portion of the development charges payable. The transit component of the development charges payable based on current rates is estimated to total approximately \$7.4 million. The preliminary cost of the works associated with the enhancements to the Spadina Station subject to the development charges credit is currently estimated to be \$5.3 million.

The actual amount of the development charges payable and the value of the eligible creditable costs may differ from estimates depending on the plans submitted with the building permit application, the timing of permit issuance, and the actual cost of the construction of the eligible works, as confirmed by staff of the Toronto Transit Commission.

DECISION HISTORY

On July 19, 2022, City Council amended the Zoning By-law to permit a 35-storey mixed-use building, containing 422 residential dwelling units (including 24 rental replacement units), 8,200 square metres of non-residential gross floor area, and 3,716 square metres of office uses at 334-350 Bloor Street West and 2-6 Spadina Road.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.9>

COMMENTS

Background

A Zoning By-law Amendment was adopted by City Council on July 19, 2022, to permit a 35-storey mixed-use building, containing 422 residential dwelling units (including 24 rental replacement units), 8,200 square meters of non-residential gross floor area, and 3,716 square meters of office uses at 334-350 Bloor Street West and 2-6 Spadina Road. The proposed project includes improvements to Spadina Station requested by the Toronto Transit Commission (TTC) through the expansion of the concourse level structure, as well as a future stair or escalator between the concourse and the platform levels for improved circulation.

During subsequent discussions between the City, TTC and the applicant in 2022 and 2023, the applicant has requested consideration of development charges credits for the improvements to the station. While approval for development charges credits are normally considered at the time of the final City Planning report, staff are of the opinion that it is beneficial to the City for the applicant to complete the station modification concurrently with the construction of their development proposal and that a credit against the development charges payable be granted. Completion of this work by the applicant will expedite their construction and result in construction efficiencies while also contributing to the planned expansion of the Spadina Station. Elements of the capital works that are eligible for the credit are discussed below.

Scope of work for the proposed improvements to Spadina Station

The proposed capital works considered for credit involves an expansion of the below grade structure at Spadina Station and is part of the TTC's Line 2 Capacity Enhancement Program (L2CEP). The structure will accommodate additional space for pedestrian movement and egress through the station, as well as a future stair or escalator between concourse and platform levels for improved circulation. The scope of work involves the construction of the box structure only and TTC will complete the interior work of the structure in the future. As the applicant will be exposing a portion of the TTC structure and station to support the proposed mixed-use development, and as noted above, construction of this concourse expansion by the applicant will expedite their construction and result in construction efficiencies while also contributing to a planned expansion of Spadina Station.

The 2022 Development Charges Background Study, prepared by Hemson Consulting Ltd., leading to the Development Charges By-Law No. 1137-2022 included a project for L2CEP (project 2.6.1.7). TTC staff has confirmed that the proposed scope of work discussed above is part of the L2CEP included in the Background Study, and is a program aimed at expanding and improving stations and system operations to address ridership growth and increased capacity. Accordingly, the cost of the design and construction of the station improvements discussed above are eligible for credit against the development charges payable. The amount of the credit will be the lesser of the eligible growth-related capital costs of the design and construction work associated with

the concourse expansion, as reviewed and validated by the Toronto Transit Commission.

CONTACT

Shirley Siu, Senior Financial Analyst, Revenue Services, Tel: 416-397-4205,
Shirley.siu@toronto.ca

Corinna Prior, Senior Planner, Community Planning, Tel: 416-392-5651,
corinna.prior@toronto.ca

Michael Lipkus, Deputy Director, Third Party, Property and Planning, Toronto Transit Commission, Tel: 416-717-4883, Michael.lipkus@ttc.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner & Executive Director, City Planning



Andrew Flynn
Controller, Office of the Controller

ATTACHMENTS

Attachment 1: Preliminary diagram of the proposed concourse expansion area.

Attachment 1: Preliminary diagram of the proposed concourse expansion area.

The applicant is to construct the exterior shell of the structure only.

