



STAFF REPORT ACTION REQUIRED with Confidential Attachment

Status and Future of Danforth Garage - Update

Date:	September 5, 2017
To:	TTC Board
From:	Chief Executive Officer
Reason for Confidential Information:	This report is about a proposed or pending acquisition or disposition of land for municipal or local board purposes and contains advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Summary

The TTC Danforth Garage, located at 1627 Danforth Avenue, has seen many changes through the years since the property was acquired in 1921 and originally developed to serve as a carhouse. In 1967, with the advent of the Bloor-Danforth subway and as buses became the more dominant public transit mode, it was renovated to enable it to store, fuel, repair and maintain buses. In 2002, the majority of its garage functions were moved to a new bus garage facility on Comstock Road and today, the property remains the home of the Danforth Division Offices and is also being used for various other TTC functions such as warehousing and storage.

Over the years, there has been ongoing interest from the community to see this property redeveloped. As such, at the Board's meeting of February 25, 2016, Chair Colle submitted correspondence on behalf of City of Toronto Councillor McMahon requesting that the Chief Executive Officer of the TTC report to the September 28, 2016 meeting of the TTC Board on the Danforth Garage with regards to the current use of the property, its status and future. TTC staff reported to the Board on September 28, 2016 with recommendations as can be reviewed in the Report and its Confidential Attachment, and were advised to review how the TTC operations functioning out of this facility can be accommodated best on this site.

The purpose of this report is to provide an update to the Board report of September 28, 2016 that outlined the current uses at the TTC's Danforth Garage property.

Recommendations

It is recommended that:

1. The Board receive the information and approve the recommendations as included in the Confidential Attachment;
2. The information in the Confidential Attachment remain confidential as it is subject to solicitor-client privilege; and
3. The Board request that staff work closely with Toronto Realty Agency, Build Toronto and City Real Estate to jointly develop the site strategy for the betterment of the City and report back by mid-2018 regarding additional TTC uses proposed for the property.

Financial Summary

This report has no immediate financial impact beyond what has been approved in the current year's operating and capital budgets.

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

Accessibility/Equity Matters

This report has no accessibility or equity issues.

Decision History

At its May 8, 2000 meeting the Board approved the "Danforth Garage Site" report.

At its meeting of December 19, 2001 the Board approved the "Procurement Authorization Soil & Ground Water Remediation Danforth Garage Contract D8-12" report resulting in the construction of a groundwater treatment facility to monitor and sample of groundwater and to report back to the MOECC.

http://m.ttc.ca/About_the_TTC/Commission_reports_and_information/Commission_meetings/2001/Dec_19_2001/Other/Procurement_Authoriz.pdf; and
https://www.ttc.ca/About_the_TTC/Commission_reports_and_information/Commission_meetings/2002/Jan_21_2002/Minutes/index.jsp

At its June 21, 2006 meeting the Board adopted the "Danforth Garage – Groundwater Seepage Issues and Legal Claims" report.

At its September 18, 2008 meeting the Board received for information the “Danforth Garage Property” report.

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2008/Oct 23 2008/Minutes/Minutes September 18.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2008/Oct%2023%202008/Minutes/Minutes%20September%2018.pdf)

At its September 28, 2016 meeting the Board approved the “Status and Future of Danforth Garage” report which presented information on the current uses of the property, and how they will need to continue to function in the future.

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2016/September 28/Reports/10 Status and Future of Danforth Garage.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2016/September%2028/Reports/10_Status_and_Future_of_Danforth_Garage.pdf)

The 2000 and 2006 above reports are not available electronically, but may be made available upon request in hard copy.

Issues Background

As noted above and in the September 28, 2016 Board report, there has been continued interest from the local area Councillors and community regarding TTC’s use of the Danforth Garage property. The community has expressed an interest in the possibility of TTC declaring the property surplus for redevelopment purposes. The previous report outlined how the property contains essential TTC operating functions. Additional uses on the site include indoor and outdoor storage for various TTC departments’ use.

At this time, the property continues to include the use of essential operating functions as it remains the base of the Danforth Division Offices (approximately 868 staff) whereby Operator and Collector staff (for Lines 2 and 3) are able to check in and out, pick up uniforms, complete shift sign-ups, and allows travel time to pick up their trains or arrive at their stations for collector duties. The above functions often occur during off peak hours, and thereby require the use of parking (as staff are beginning and ending shifts early in the morning and late at night). Additionally, TTC has more recently been exploring the potential use of the site for additional TTC uses.

The advantage of this property is the location of Coxwell and Danforth to both Coxwell Station and its proximity to the Greenwood Carhouse, located one station to the west. Numerous TTC staff report in and out of this location and pick up and drop off trains at the Greenwood Carhouse facility or start and stop their shift at Coxwell Station thereby making this one of the most integral links for staff to connect with Lines 2 and 3 on the network.

Comments

TTC staff has been exploring opportunities with the Toronto Realty Agency, Real Estate Services and Build Toronto for additional TTC uses on the property that would allow for increased functionality of the site resulting in a better opportunity for further uses on the site.

Contact

Pamela Kraft
Head, Property, Planning and Development
Tel: 416-590-6108, Fax: 416-338-0251
Email: Pamela.Kraft@ttc.ca

Attachments

Confidential Attachment

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