



Report for Action with Confidential Attachment

Danforth Garage - Master Plan Update

Date: April 11, 2018
To: TTC Board
From: Chief Capital Officer

Reason for Confidential Information

This report contains information related to the security of the property.

Summary

This report is a follow up to the September 5, 2017 report and provides an update on the current and future uses proposed for the TTC's Danforth Garage property. This report also details the preliminary work completed to date by TTC, CreateTO, Toronto Police Service (TPS) and City Real Estate Services (CRES), in consultation with the local community and local area Councillors regarding the use of a portion of the property by the TPS. The report also outlines the next steps in the implementation of the master plan and the projected timing for the redevelopment of the property.

Recommendations

It is recommended that:

1. The Board receive the information as included in the confidential attachment;
2. The information in the confidential attachment remain confidential, as it contains information related to the security of the property;
3. The Board request that staff continue to work closely with CreateTO, Toronto Police Service, Toronto Public Library, City Real Estate Services, City Planning, Heritage Preservation Services, the local community and the local City Councillors in the development of the master plan for the Danforth Garage property, which will include accommodation for existing and future TTC uses; and
4. The Board request staff to advise City staff of the priority requirement for the TTC uses.

Financial Summary

The impact on TTC's budget will not be known until the full master plan process has been completed.

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

Equity/Accessibility Matters

Any new TTC buildings will be constructed to be accessible.

Decision History

At its May 8, 2000 meeting, the Board approved the “Danforth Garage Site” report. [This report is not available electronically, but may be made available upon request.](#)

At its meeting of December 19, 2001, the Board approved the “Procurement Authorization Soil & Ground Water Remediation Danforth Garage Contract D8-12” report:

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2001/Dec 19 2001/Other/Procurement Authorize.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2001/Dec%2019%202001/Other/Procurement%20Authorize.pdf)

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

[This report is not available electronically, but may be made available upon request.](#)

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/Sept 18 2008/Reports/Danforth Garage Prop.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2008/Sept%2018%202008/Reports/Danforth%20Garage%20Prop.pdf)

At its September 28, 2016 meeting, the Board approved the “Status and Future of Danforth Garage” report:

[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%20Status%20and%20Future%20of%20Danforth%20Garage.pdf)

At its September 5, 2017 meeting, the Board approved the "Status and Future of Danforth Garage - Update" report, that approved a recommendation for staff to work closely with Toronto Realty Agency, Build Toronto (now operating as CreateTO) and City Real Estate to jointly develop a master plan which maximizes the use of the

property for the City and its stakeholders and report back by mid-2018 with a project update and identification of any additional TTC uses on the proposed property:

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2017/September 5/Reports/7 Status and Future of Danforth Garage Update.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2017/September%205/Reports/7%20Status%20and%20Future%20of%20Danforth%20Garage%20Update.pdf)

At its meeting on January 31, 2018, City Council adopted the report entitled “Site Selection for a New Consolidated Police Station - 54/55 Division” that approved, amongst other recommendations, the preferred site indicated is the current TTC's Danforth Garage, located at 1627 Danforth Avenue, for the location of a new consolidated 54 and 55 Police District facility:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX30.11>

Issue Background

In mid-2017, TTC staff was notified that CRES was carrying out an evaluation of City owned properties for the proposed consolidation of the TPS's 54 and 55 Divisions. CRES was exploring the possibility locating the consolidated 54/55 Division on the TTC's Danforth Garage property as one possible location amongst multiple other City owned properties. TTC staff, along with CRES and TPS, attended meetings with the four local area Councillors as well as multiple community consultation meetings regarding the TPS consolidation plans. Additional consultations with Toronto Heritage Services have also been held to discuss the heritage attributes of the Danforth Garage property. Staff has been holding stakeholder meetings to determine the future uses for this property and have been reviewing the requirements of the existing uses with the respective user groups.

Comments

The Danforth Garage property is the location of the Danforth Subway Transportation and Stations Staff Division Offices where Operators and Collectors check in and out, pick up uniforms, take breaks, and complete shift sign-ups. This site is important for these operating functions due to its close proximity to Coxwell station, where most Line 2 Operators start and finish their shifts operating the subway trains.

Existing uses located on the property may need to be accommodated elsewhere on the site as a result of the redevelopment. The planned TTC uses for this property will contain offices and key support functions for critical functions of corporate IT Services and operating functions, including the existing and future Subway Transportation and Stations Division.

The Danforth Garage property is large enough (4 acres) to accommodate existing and proposed TTC uses along with the TPS consolidated 54/55 Division and the Toronto Public Library, which is presently located at the northeast corner of the property. During the community consultation process it was clearly expressed by the local community that additional uses are desired for the property.

On January 31, 2018, City Council approved a master planning exercise for the property that will be managed by CreateTO. The master planning process will provide a framework to guide redevelopment of the property including existing and planned TTC uses, TPS, the Public Library and other municipal uses that can be accommodated. CreateTO solicited other Agencies, Boards, Commissions and Divisions of the City who may have a desire to locate on the property. As specified in the Council report, the master planning process entails:

- community consultation throughout the redevelopment process, beginning with refining the draft principles;
- undertaking technical studies (e.g. heritage impact assessment, traffic, civil, environmental and costing analysis);
- evaluating different options to arrange development on the site;
- bringing existing and future users of the property, together with community partners, through the master planning process;
- applying the planning principles to the site specific circumstances; and
- identifying and resolving any challenges to co-locate community uses on the site.

City Council also approved the establishment of an interdivisional working group to undertake a master plan, which will include community consultations, technical studies, confirmation of existing and future required TTC uses to be included on the site, the exploration of other potential partners and uses, and conceptual site plans. The working group will include staff from the following Agencies and Divisions, with potential for additional participants as determined by the master planning process:

- City Planning
- Real Estate Services
- Toronto Realty Agency
- TTC
- Toronto Police Service
- Toronto Public Library
- Parks, Forestry and Recreation
- Economic Development & Culture

A report outlining the progress on the master plan will be presented to City Council in the second quarter of 2018, and a business case will follow by the second quarter of 2019.

Contact

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Signature

Susan Reed Tanaka
Chief Capital Officer

Attachments

Attachment 1 - Confidential Attachment

SP#03078-31-346