

RA4.2

Danforth Garage

Master Plan Process

CREATETO

Transforming
Toronto's Real Estate

“The Danforth Garage Master Plan is a principle-driven framework for revitalization that employs best practices in transit-oriented infill development, place-making, heritage adaptive re-use to create a new civic, cultural and employment hub for the Danforth East community.” (Danforth Garage Master Plan, DTAH, March 2019)



1. Context
2. Purpose
3. Challenges & Opportunities
4. Project Process
5. Urban Design Framework
6. Preferred Option
7. Conclusions | Next Steps



The Property

1627 Danforth Avenue

5.05 acre property

Anchor Tenants

Toronto Transit Commission (TTC):

- 6,503 m² (70,000 SF) administrative and garage facility
- 100 surface parking space | 130 below grade spaces
- A pump and treat station
- Future home to a 6,200 m² (66,700 SF) administrative building

Toronto Public Library

- 893 m² (9,617 SF) Danforth-Coxwell Branch

Toronto Police Services

- Future home of the 6,460 m² (69,000 SF) consolidated 54/55 District Facility

Purpose

- Undertake a Master Plan for the site to provide a framework to guide the redevelopment of the property as a multi-use civic hub, incorporating how the key anchor tenants' programs (TTC, Toronto Police Services and Toronto Public Library) can be accommodated while leaving room for additional civic, cultural, and employment uses.
- A business case, to include funding plans for the site redevelopment in addition to the new consolidated 54 and 55 Police District facility, for which funding is included in the 2018-27 and Plan.

Challenges & Opportunities

Challenges

- Historically significant TTC Garage Barn
- Environment Remediation
- Existing 99 Year Land Lease between Martap Development 87 Limited and the TTC
- Immediate scheduling demands for funded TTC and Toronto Police Services' building programs
- Unfunded capital and operating envelopes for the adaptive reuse of Danforth Garage as multi-use civic hub

Opportunities

- Revitalization potential of a 5 acre property situated on Danforth Avenue; one of the largest parcels of land on the Danforth
- Redevelopment to catalyze further investment along this portion of Danforth

Civic Hub

Community Base Uses

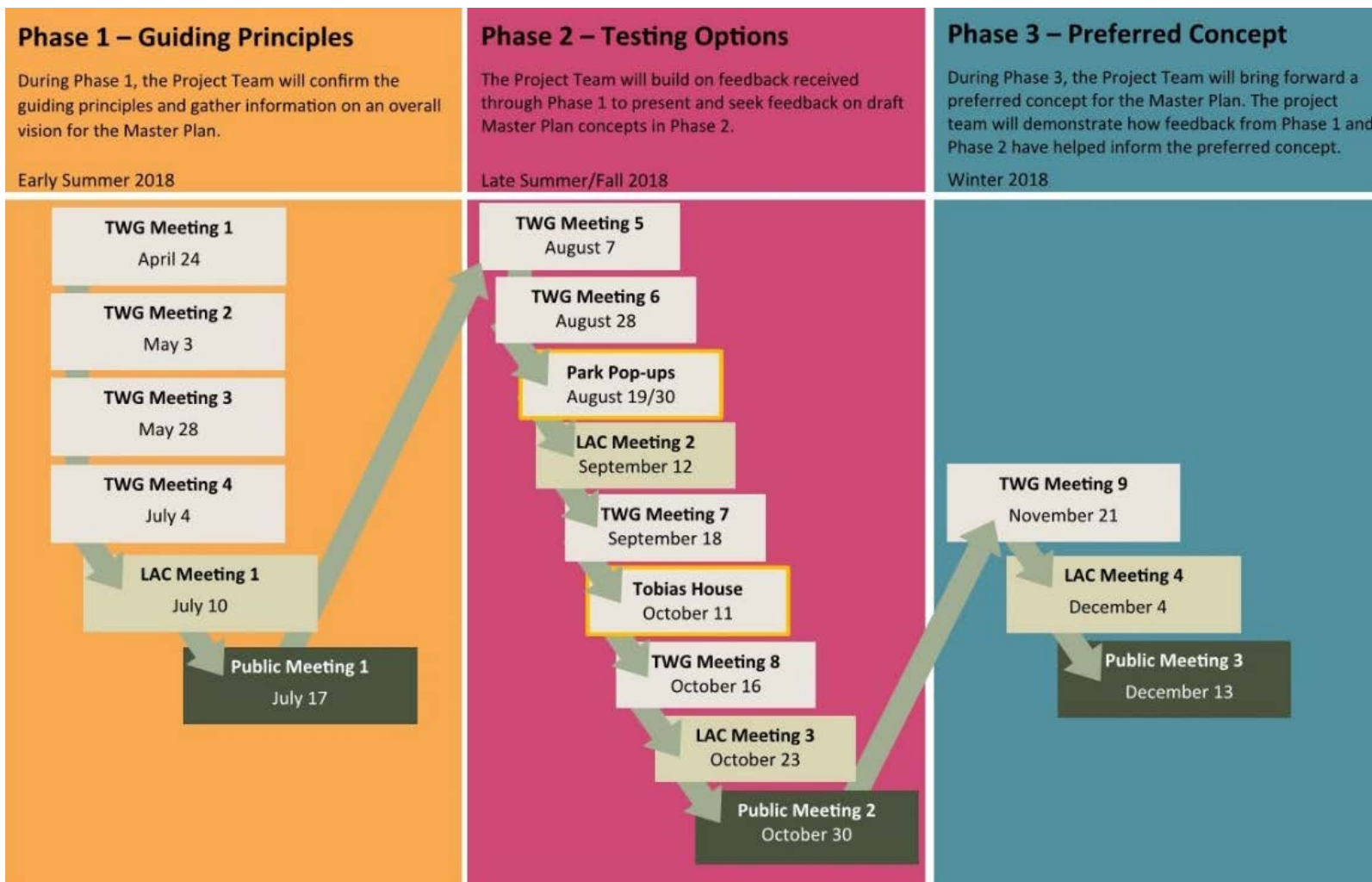
City Uses

TTC | Toronto Police
Services | Toronto
Public Library

New Uses

Transit Oriented
Development

Process



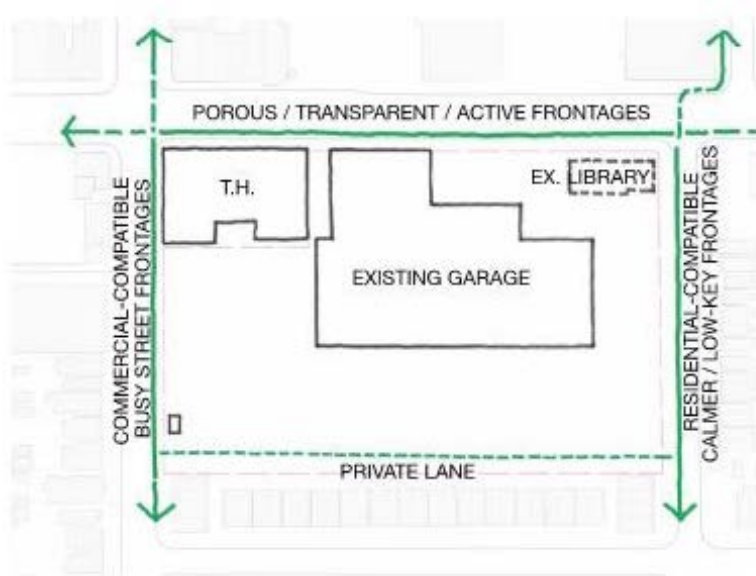
TERMS

TWG “**Technical Working Group**” represented by:

- City Planning
- CreateTO
- Heritage Preservation Services
- City Real Estate Services
- Toronto Police Services
- Toronto Public Library
- TTC
- Consultants: DTAH, ERA, BA Group

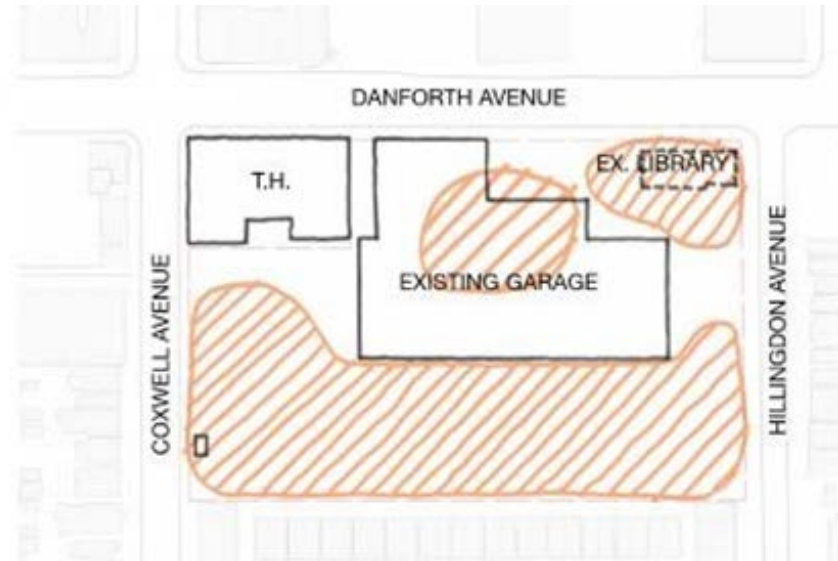
LAC “**Local Advisory Group**” representatives from the local community organizations and affiliations

Urban Design Frameworks



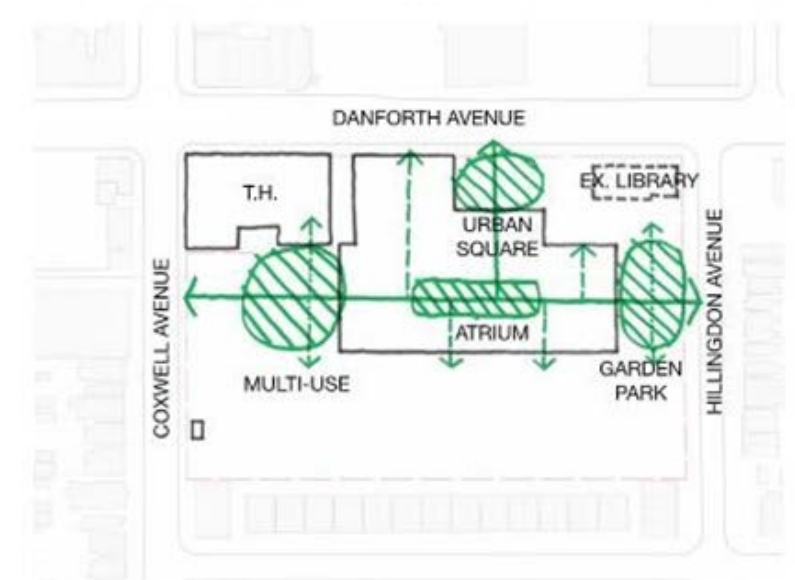
Frontages

- Character of Danforth, Coxwell, Hillingdon and southern edges of the Property



Development Site Opportunities

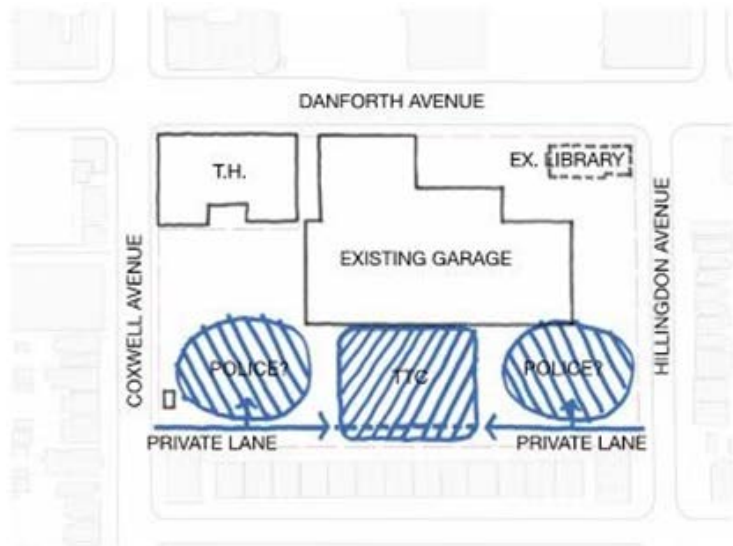
- Where new buildings can be developed



Pedestrian Circulation

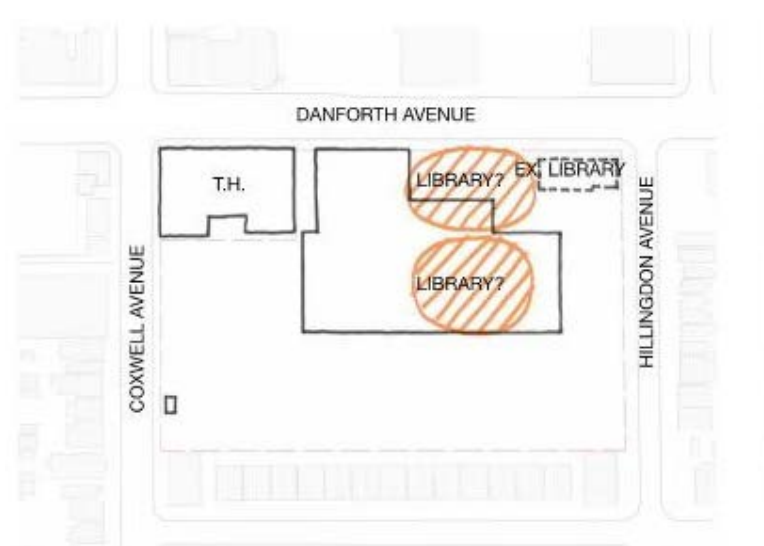
- Experiencing the site; parks and open space; scale and distribution

Urban Design Frameworks

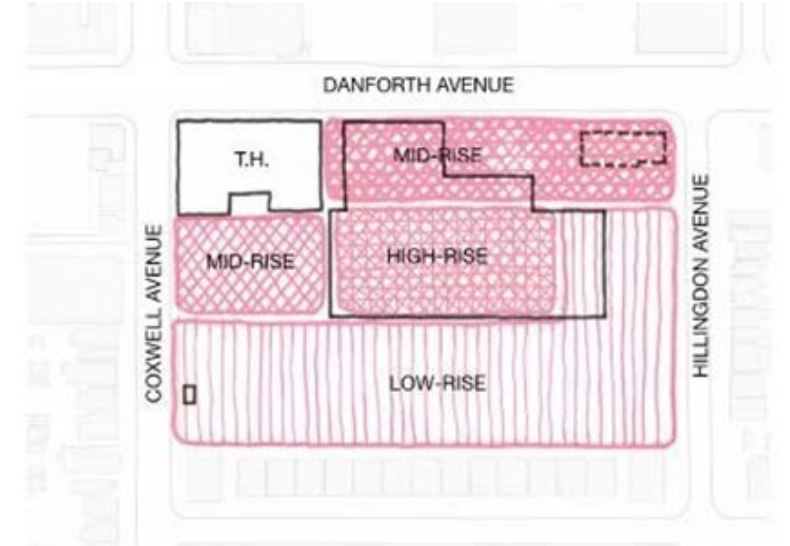


Vehicular Circulation

- Parking, loading and servicing



Preservation | Adaptive Re-Use Strategy



Built Form Strategy

- How building heights on the site will be determined

Preferred Option

Parcel A

- 50m x 33m | 17,760 SF
- Requires demolition of library

Parcel B

- 49m x 50m | 26,370 SF
- Development site tied to adaptive re-use of the existing building

Parcel C

- 8m x 23m | 1,980 SF infill redevelopment or pedestrian passageway

Parcel D

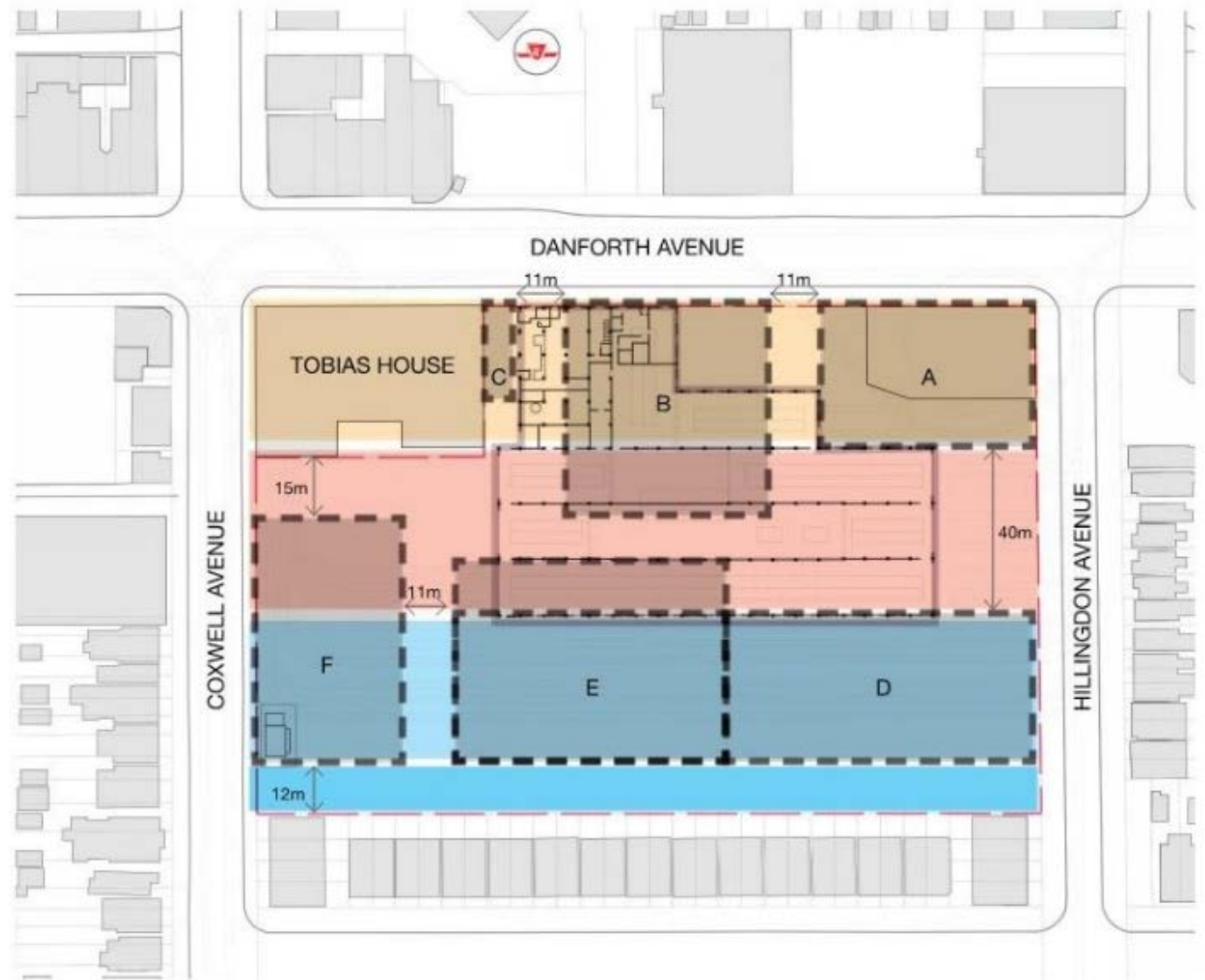
- 73m x 35m | 27,500 SF
- Toronto Police Services District Facility

Parcel E

- 65m x 48m | 33,585 SF
- TTC Traffic Office | Admin function
- Existing Barn not occupied

Parcel F

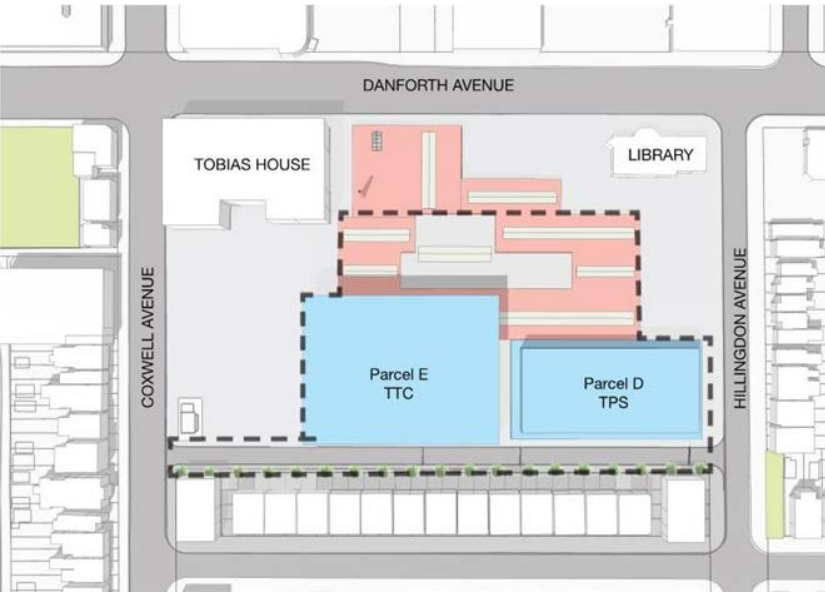
- 36m x 58m | 22,475 SF
- Integration of pump station



Demonstration Plan

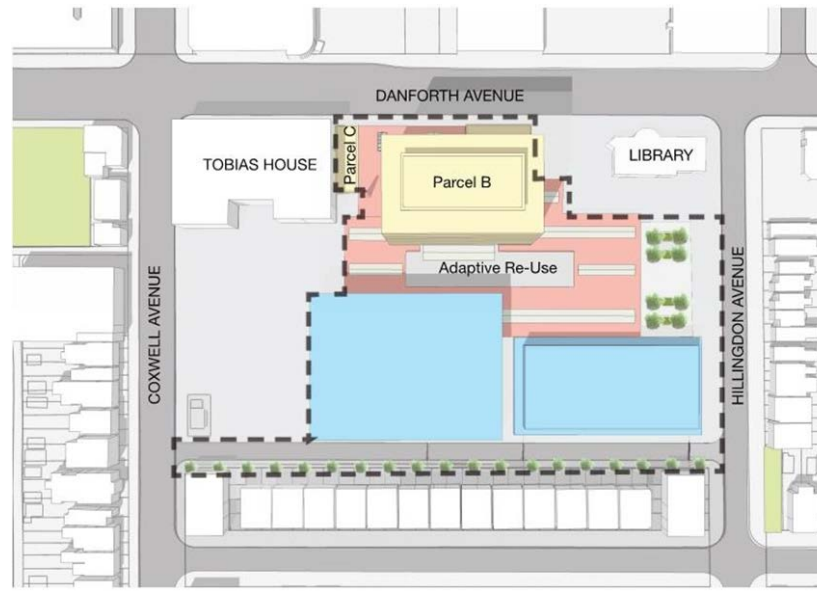


Phasing



Phase 1

- TTC and Toronto Police Services build their new facilities on Parcels D and E
- Driveway along the southern edge of the Property with appropriate controls as required by TTC and Toronto Police Services
- Existing library remains in its location



Phase 2

- Adaptive re-use of the Danforth Garage including the Danforth frontage
- Development of Parcel B
- Development of the Hillingdon Parkette
- Development of Parcel C as either an infill use or a possible public pedestrian access point



Phase 3

- Development of new buildings on Parcel A and F
- Relocation of the Library as a new facility as part of an adaptive reuse plan for the Garage or in the base of Parcel A

Conclusion

1. Completed a Master Plan process and framework supported by Stakeholders and the Danforth community
2. Developed a framework and phasing strategy which
 - Permits the TTC and Toronto Police Services to advance their respective programs
 - Provides guidance in terms of uses and development opportunities for the remainder of the Property
3. A City initiated Official Plan Amendment and rezoning is required to implement the Master Plan
4. Early market sounding demonstrates interest from the non-profit sector in the arts and culture space, affordable housing and health care
5. An environmental investigation is required and an environmental strategy to support future civic and future uses for the Property
6. Due diligence is required to demonstrate the cost of reusing the Danforth Garage structure
7. Discussions with MARTAP Development 87 Limited is required to advance future re-use of the Property
8. A funding source is required to advance the next phase of the project

Next Steps

1. Endorsement of the Master Plan framework and next steps:
2. City initiated Official Plan Amendments and Rezoning to implement the master plan
3. Work with the TTC to determine the preferred location for the TTC administrative function
4. Conduct environmental investigations to determine appropriate risk management measure to facilitate the redevelopment of the Property
5. Complete due diligence to identify the scope and cost required to reuse the Danforth Garage facility
6. Work with the Toronto Public Library to identify the best location on the site to meet their future needs
7. Through an RFP or other means, identify non-profit organizations and/or other entities who are prepared to re-use the Danforth Garage facility for an interim and long-term uses that is self-sustaining
8. Either through lease or partnerships, select entities who will develop Parcel A, B and C for appropriate civic or public uses and/or affordable housing
9. City to confirm project funding to undertake items 2-8

Timeline for Approvals

April 15



CREATETO BOARD

Project information

April 30



Toronto Preservation Board

Statement of Significance + inclusion of the Danforth Garage on the City's Heritage Register.

May 13



CREATETO BOARD

Endorse the Master Plan and Recommendations

June



CITY OF TORONTO

Executive Committee – June 5
City Council – June 18