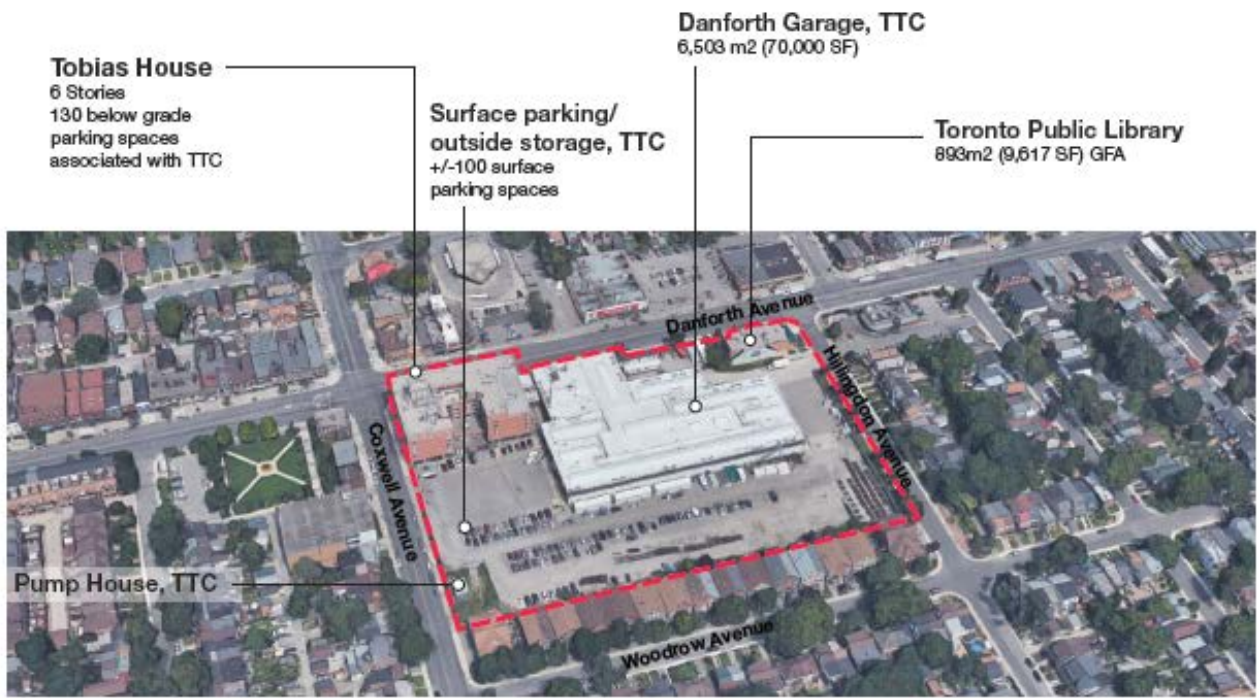


RA5.2 Attachments 1-4

ATTACHMENT 1: STUDY AREA



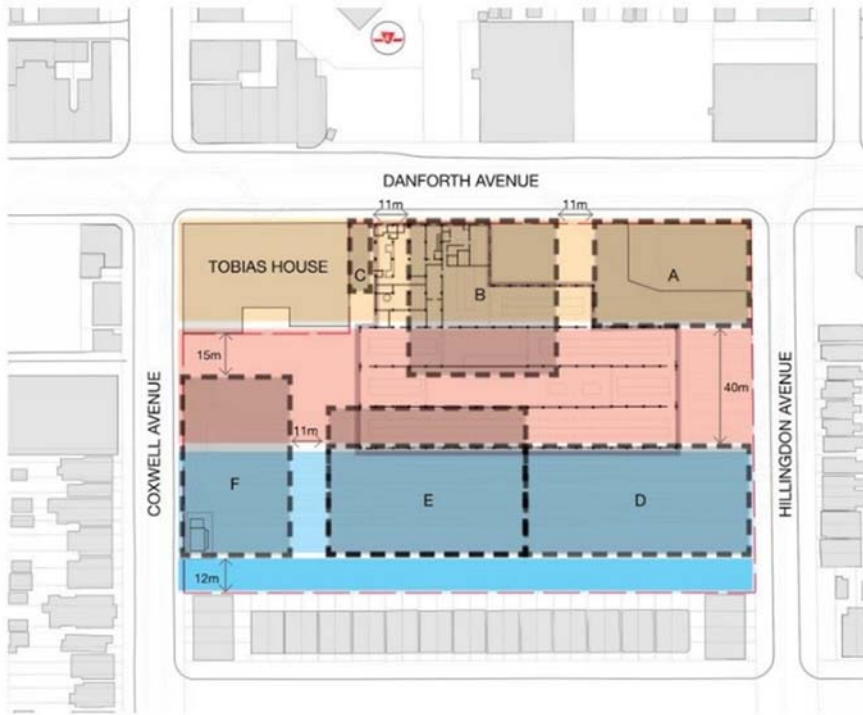
ATTACHMENT 2: ANCHOR TENANTS' BUILDING PROGRAM SUMMARY

Features	Toronto Police Service	Toronto Transit Commission	Toronto Public Library
Area	69,000 sq.ft/ 6,460 sq.m	Traffic office: 10,000 sq.ft/ 930 sq.m Admin: 66,700 sq.ft/ 6,200sq.m	20,000 sq.ft/1,850sq.m
Storeys	2-3 storeys	3 storeys	1 storey
Economic Impact	350 employees	Traffic office: 34 employees Touch down / Home base: 771 staff Admin: 188 employees	15 employees, 700 daily visits anticipated
Co-location	Community areas - yes Remaining areas - no	Traffic office - yes Administrative offices - no	All areas - yes Expanded Service Delivery
Frontage	Street frontage required	No specific requirements	Visibility from Danforth desirable
Parking	250 new parking (below grade) Refueling station	130 existing parking (below grade) 50 new parking	2 new parking
Access	Secure access (x2) and parking	Secure access (x2) and parking	Lay-by for book deliveries
Timing	Construction start 2020 Occupancy 2022	Construction start 2019 Occupancy June 2022	None - Preference for no impact on operations
Funding	yes	partial	no

ATTACHMENT 3: DANFORTH GARAGE GUIDING PRINCIPLES

1. Leverage the City-owned lands to promote city building and encourage partnership with local residents, businesses, and community providers in order to generate animation and employment opportunities on site.
2. Create an integrated civic hub that will be home to a diverse mix of uses that will establish, activate, and animate an inclusive development for the community.
3. Adaptively reuse the existing historical TTC barns in a manner that speaks to the local history of public transit and evolution of transit in the City.
4. Development to be guided by a comprehensive planning and design process that aligns with other City initiatives, studies and policies (including the design guidelines for the Danforth Avenue Planning Study and the Toronto Green Standard) with community consultation throughout.
5. Appropriately integrate design with the existing neighbourhood context.
6. Future development of the site will promote the culture of universal accessibility and ensure universal access to all of the site, its buildings and spaces.
7. Create a vision and built form that exemplifies design excellence in architecture, landscape architecture and urban design.
8. Weave open space through the built form to create opportunities for welcoming public gathering spaces and pedestrian access where feasible.
9. Develop strong connections with the surrounding area that will improve and encourage public transit and active transportation access and use.
10. Future development of the site will build connections to the city's indigenous heritage and the local arts community.

ATTACHMENT 4: Preferred Master Plan and Demonstration Plan



Land Parcel	Proposed Use
Parcel A	Development Site, requires demolition of library
Parcel B	Development site tied to adaptive re-use of the existing building
Parcel C	Infill redevelopment or pedestrian passageway
Parcel D	Toronto Police Services District Facility
Parcel E	TTC Traffic Office Admin function Existing Garage Barn not occupied
Parcel F	Development Site

