

Danforth Garage

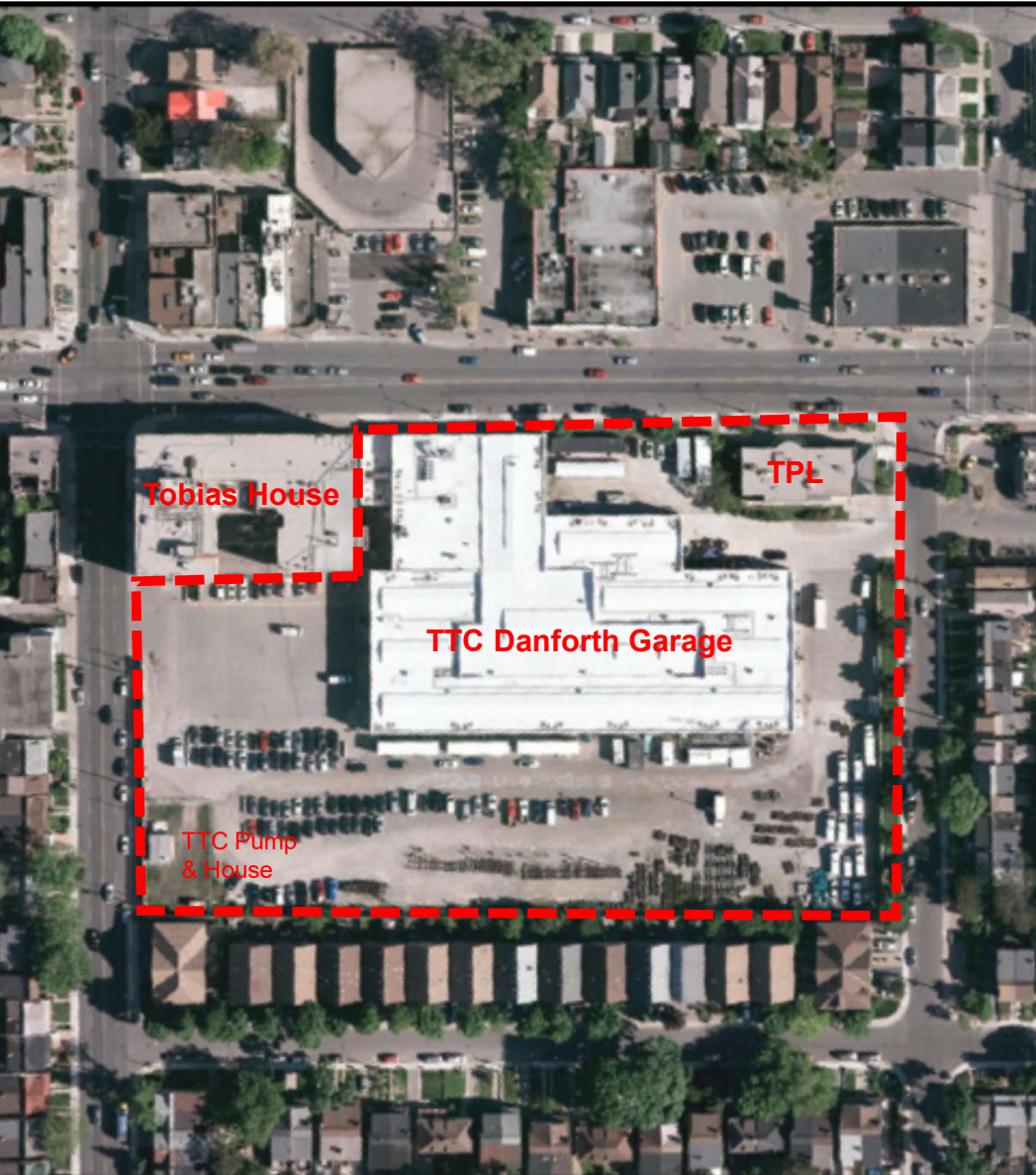
Master Plan Process

CREATE TO

Transforming
Toronto's Real Estate



1. Context
2. Purpose
3. Project Process
4. Preferred Option
5. 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

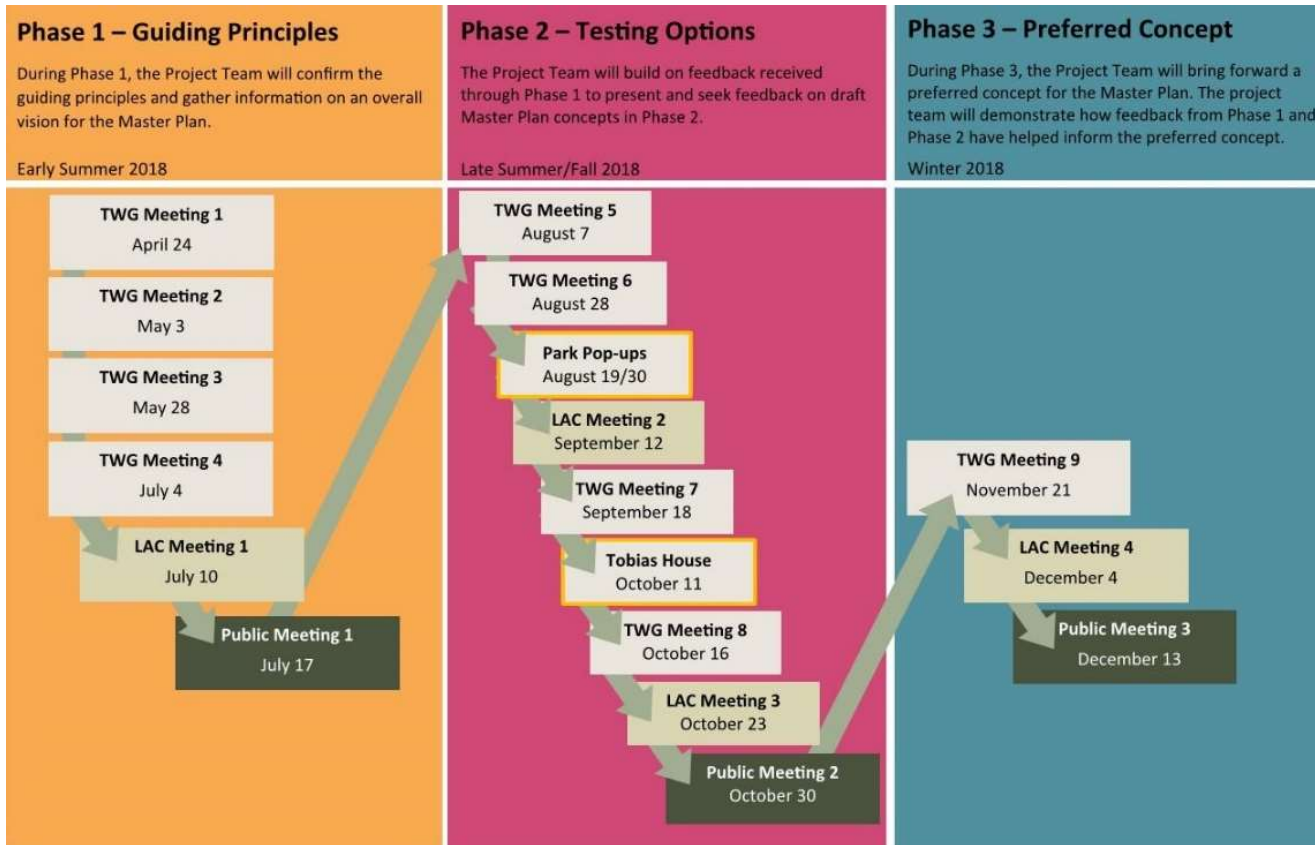
- Future home of the 6,460 m² (69,000 SF) consolidated 54/55 District Facility

Purpose

Evolve a master plan for the Property that would:

1. guide redevelopment of the property as a multi use civic hub;
2. accommodate the needs of TTC, Police Services and the Library,
3. Permit a phasing strategy that would advance the construction schedules of the TTC and Police Services and
4. encouraging opportunities for additional, civic, cultural and other uses

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

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

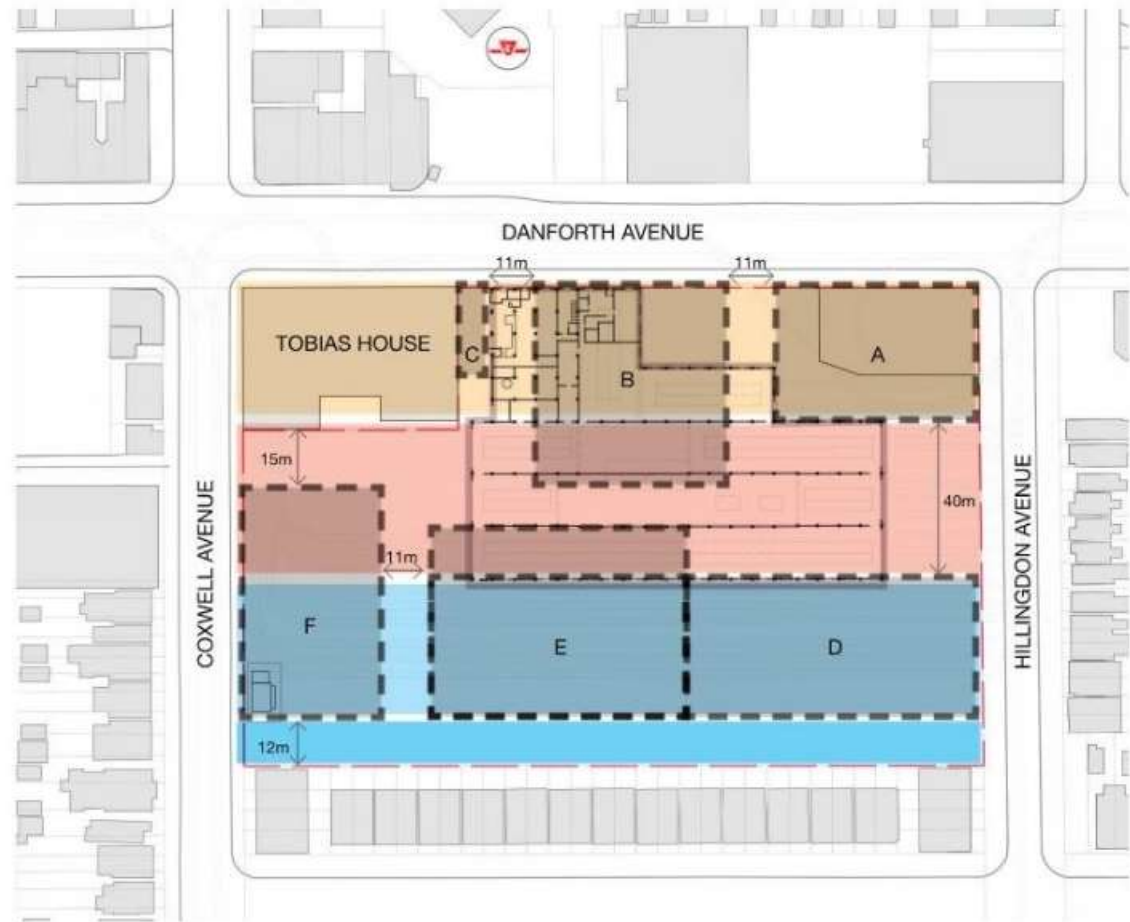
- 73m x 35m | 27,500 SF
- Toronto Police Services District Facility

Parcel E

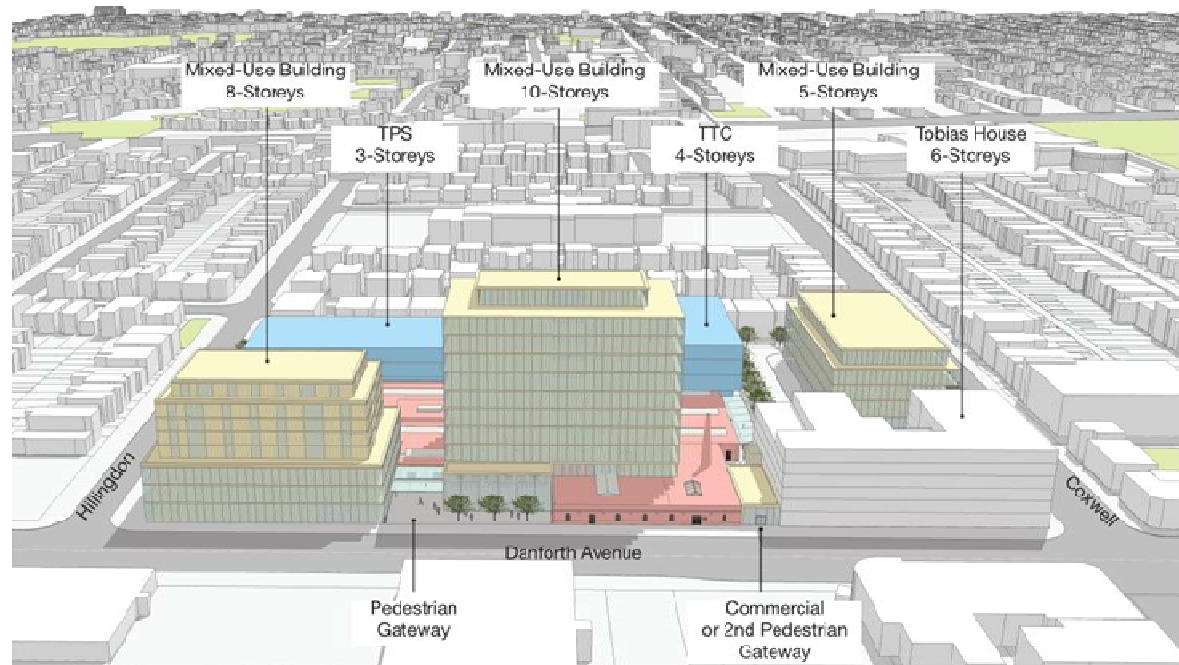
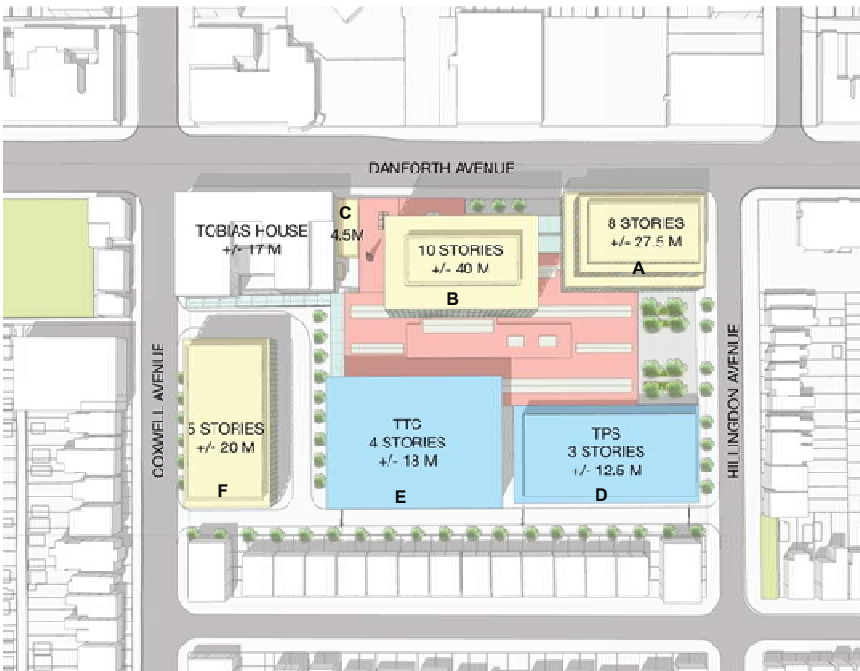
- 65m x 48m | 33,585 SF
- TTC Traffic Office | Admin function
- Existing Barn not occupied

Parcel F

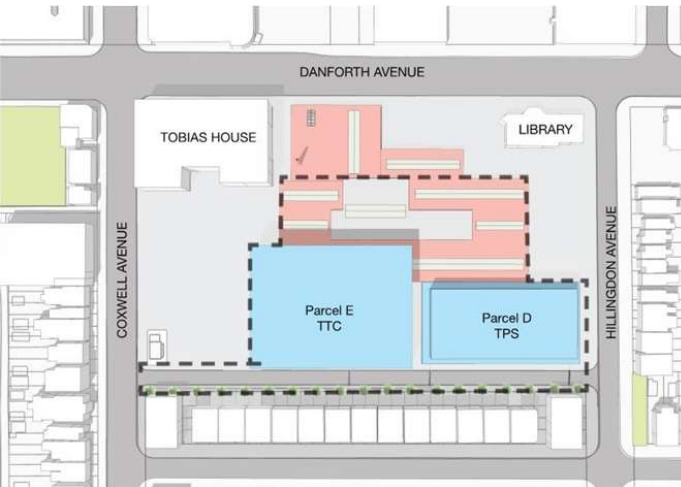
- 36m x 58m | 22,475 SF
- Integration of pump station



Demonstration Plan

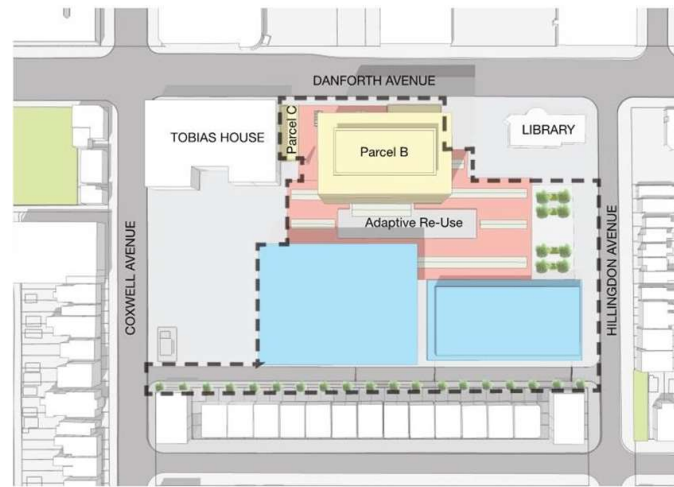


Phasing



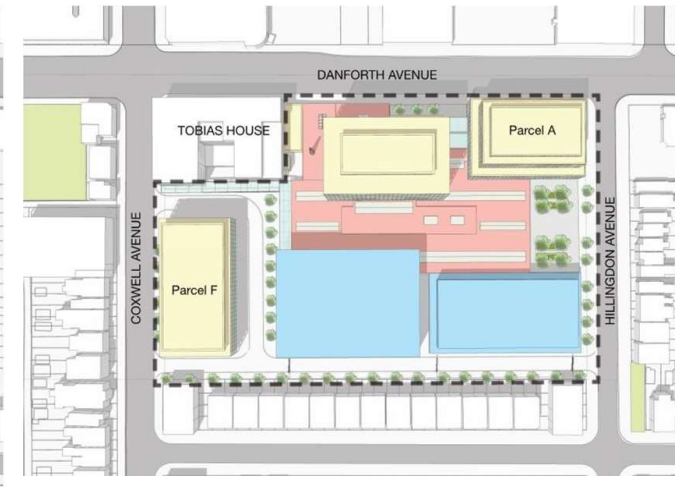
Phase 1

- 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

Next Steps

1. Work with the TTC to determine the preferred location for the TTC administrative function
2. City initiated Official Plan Amendments and Rezoning to implement the master plan
3. Feasibility Study for the adaptive re-use of the Danforth Garage facility as a civic hub
4. Further investigations for an interim use of the Danforth Garage
5. Work with the Toronto Public Library to identify the best location on the site to meet their future needs
6. Explore public and private partnerships for development of Parcel A, B, C and F
7. Conduct environmental investigations to determine appropriate risk management measure to facilitate the redevelopment of the Property
8. City to confirm project funding to undertake items 3-7

Timeline for Approvals

