

On Solid Ground

Update to the TTC Real Estate
Investment Plan 2026-2040



Attachment 2: 2026 Real Estate Investment Plan (REIP) Summary

In recognition that the TTC's real estate portfolio is large and complex, and that real estate needs are a critical interdependency for the implementation of TTC's capital works, the TTC's first ever 15-Year REIP was established in 2022. The TTC Board endorsed the REIP's guiding principles, implementation plan and timelines over the REIP's 15-year planning horizon. The following guiding principles were established:

- Optimize existing property before acquiring new property
- Acquire property rather than expropriate
- Own property rather than lease
- Separate timing of acquisition from construction timing
- Include "back of house" support and training needs when planning for growth
- Integrate resiliency into projects and processes to mitigate environmental impacts over the long-term
- Maximize value creation opportunities for TTC surplus properties

The REIP classifies the TTC's real estate portfolio into the following three pillars or property types that work together to deliver a safe, reliable, and seamless transit system:

- **Facilities** that house the operations which support the fleet;
- **System Network** properties required to deliver transit service; and
- **Office Space** that houses the staff that support the TTC Facilities and System Network.

For each property pillar, the REIP lays out strategies, and service objectives, with actions organized into one of the following four actionable classifications that are grounded in the REIP's guiding principles:

- **Optimize** existing real estate assets first
- **Acquire** land where TTC cannot optimize
- **Explore** opportunities for best use
- **Support** city-building objectives where possible

The REIP outlines a comprehensive set of principles, strategies, and an implementation plan with over 70 projects and initiatives to achieve TTC's strategic real estate goals and objectives.

Facilities – Mode Support					
Implementation Action	IO/CIP #	Funded (Y/N)	Project Type	Property Timing	Project Finish
Bus Garages, Wheel-Trans, Heavy Repair and Storage					
Optimize Existing					
Accommodate space for Wheel-Trans fleet at 780 Kipling		Y	Functional	2026	2026
eBus Charging Systems Installation		Partial	Capital	Ongoing	2040
Non-Revenue Parking Charging Systems Installation	7166, 7290, 7329	Partial	Capital	Ongoing	2035
Wheel-Trans Parking Charging Systems Installation	7266	Partial	Capital	Ongoing	2040
10th Bus Garage and Maintenance Facility	7265	Partial	Capital	Planning Stages	2041
Assess expansion potential of bus garages to accommodate new technologies and changing fleet requirements	7102, 7154	N	Proactive	Future Planning Initiative	TBD
Minimize use of trailers and storage containers		N	Proactive	Ongoing	TBD
Explore Opportunities					
Expand utilization to accommodate additional uses		N	Proactive	Ongoing	Ongoing
Streetcar					
Optimize Existing					
Minimize use of trailers and storage containers		N	Proactive	Ongoing	TBD
Acquire Land					
Re-evaluate property needs for Streetcar Way at 480 Unwin Ave		N	Functional	2026	2027
Subway/LRT					
Optimize Existing					
Line 1 Capacity Enhancement Program					
a. Upgrades and expansion to Wilson Yard	7108	N	Proactive	Future Planning Initiative	TBD
b. Davisville Yard upgrades and modifications	7108	N	Capital	Future Planning Initiative	TBD
Line 2 Capacity Enhancement Program – Greenwood Yard, Carhouse, and Shop upgrades and modifications	7148	Y	Capital	As required	2038
Minimize use of trailers and storage containers		N	Proactive	Ongoing	TBD
Acquire Land					
Western Yard - Yard Access Connection	6910/7110	N	Capital	2028	2037
Line 1 Capacity Enhancement Program - Train Maintenance and Storage Facility Capacity	7108	N	Capital	2030	2038

Facilities – Mode Support

Implementation Action	IO/CIP #	Funded (Y/N)	Project Type	Property Timing	Project Finish
Support City Building					
Surplus portions of the McCowan Yard lands to facilitate non-transit uses	6115	N/A	Capital	Planning Stages	TBD

Facilities – Cross System Support

Implementation Action	IO/CIP #	Funded (Y/N)	Project Type	Property Timing	Project Finish
Cross Mode Support					
Optimize Existing					
Hillcrest Complex Master Plan	7169	Y	Capital	Ongoing	2030
Western Yard and Kipling Lands Study	7310	Y	Capital	Underway	2026
Renewable Energy System Installations	7276, 7277	Partial	Capital	Ongoing	Ongoing
Employee and Customer Parking Charging Systems Installation	7270	N	Capital	Ongoing	2035
Accommodate interim uses at Western Yard until subway yard required and 780 Kipling until 10th garage is required		N	Proactive	Ongoing	2038
Explore Opportunities					
Implement energy audits, decarbonisation studies, renewable energy studies, and climate resiliency studies to scope TTC's Green Facility Program	7259	N	Proactive	Ongoing	Ongoing
Training Space					
Optimize Existing					
Determine optimal indoor and outdoor training space for increased efficiencies and improved workforce training			N	Proactive	Ongoing
Business Support					
Optimize Existing					
Replace warehouse space due to existing building demolition at 780 Kipling to accommodate 10th garage	7257	N	Capital	2032	2038
Continually monitor highest and best use of space and identify suitable relocation opportunities			N/A	Proactive	Ongoing

Facilities – Cross System Support

Implementation Action	IO/CIP #	Funded (Y/N)	Project Type	Property Timing	Project Finish
Warehouse and storage rationalization and utilization		N	Proactive	Ongoing	Ongoing
Acquire Land					
Replace existing leased space at Cartwright, Caledonia, and Carl Hall	7257	N	Capital	2027	Ongoing
Explore Opportunities					
Assess options to accommodate a temporary transit control centre		N	Proactive	2026	TBD

System					
Implementation	IO/CIP #	Funded (Y/N)	Project Type	Property Timing	Project Finish
Buses and Wheel-Trans					
Acquire Land					
Additional loops, as required		N	Proactive	Ongoing	Ongoing
Intermodal connections for future LRT and subway lines (i.e. Eglinton Crosstown, Ontario Line, Waterfront East LRT, Yonge Subway Extension, Scarborough Subway Extension)		N	Proactive	Ongoing	Ongoing
Explore Opportunities					
Reconfigured Eglinton bus terminal	7139	Y	Capital	2028	2031
Streetcar					
Acquire Land					
Additional loops, as required		N	Proactive	Ongoing	Ongoing
Exhibition – Dufferin Gate Loop Expansion	7035	Y	Capital	2026	2030
Line 2 Capacity Enhancement Program – Lansdowne Streetcar Substation Upgrades	7148	Y	Capital	2026	2030
Broadview Station Loop Expansion		N	Functional	Future Planning Initiative	TBD
Park Lawn GO Station Loop	7118	N	Capital	Planning Stages	TBD
Explore Opportunities					
Polson Loop		N	Functional	Future Planning Initiative	TBD
Broadview Ave. Streetcar Extension Loop		N	Functional	Future Planning Initiative	TBD
Pape - Carlaw Loop (Ontario Line)		N	Functional	Future Planning Initiative	TBD
Queen – Broadview Loop		N	Functional	Future Planning Initiative	TBD
Lakeshore/Broadview Loop		N	Functional	Future Planning Initiative	TBD
Support City Building					
Long Branch Loop Redevelopment		N	Functional	Planning Stages	TBD

System						
Implementation	IO/CIP #	Funded (Y/N)	Project Type	Property Timing	Project Finish	
Subway/LRT						
Optimize Existing						
Ensure third party compliance with development and maintenance agreements		N/A	Proactive	Ongoing	Ongoing	
Acquire Land						
Line 1 Capacity Enhancement Program						
a. Markdale Emergency Service Building Fire Ventilation System	7108	Y	Capital	2026	2032	
b. St. Clair West Fire Ventilation System	7108	Y	Capital	2026	2031	
c. Lytton Emergency Service Building Fire Ventilation System	7108	Y	Capital	2027	2033	
d. Highway 407 Substation	7108	Y	Capital	2030	2033	
e. Davisville North Track	7108	N	Capital	2036	2041	
f. VMC Pocket Track	7108	N	Capital	2037	2041	
Line 2 Capacity Enhancement Program						
a. Spadina Station Streetcar Platform Extension	7148	Y	Capital	2026	2027	
b. Spadina Station Concourse Expansion	7148	N	Capital	2026	2041	
c. Warden Station Pocket Track	7148	Y	Capital	2028	2031	
d. New Danforth Substation	7148	N	Capital	2032	2038	
Fire Ventilation Program	5776/7242	Y	Capital	2031	Ongoing	
Acquisition through third party developments:						
a. Line 2 westerly subway extension		N/A	Proactive	Future Planning Initiative	2041	
b. Protecting existing system		N/A	Proactive	Ongoing	Ongoing	
Waterfront East LRT	7186	N	Capital	Planning Stages	TBD	
a. Fire Ventilation				Planning Stages	TBD	
b. Fan Plant				Planning Stages	TBD	
c. Substation Facility				Planning Stages	TBD	
d. Acquisition of property with Waterfront Toronto for at-grade section				Planning Stages	TBD	

System					
Implementation	IO/CIP #	Funded (Y/N)	Project Type	Property Timing	Project Finish
Explore Opportunities					
Easier Access Phase 4 Study	7124	Y	Capital	Planning Stages	2027
a. Prioritize at College, Don Mills, Finch, Kennedy, King, Kipling, St. Andrew, St. Patrick, Union, and York Mills Stations	7124	N	Capital	Planning Stages	2035
b. Identify additional opportunities across network	7124	N	Proactive	Ongoing	Ongoing
Support City-Building					
Surplus portions of the former SRT not required for TTC use		N	Proactive	Planning Stages	TBD
Stations, Depots, Terminals, Stops, and Access Hubs					
Acquire Property					
Second Exit Program	5776/7242	Y	Capital	2026	2033
Bloor-Yonge Capacity Improvement Project	6285	Y	Capital	2026	2033
Line 1 Capacity Enhancement Program					
a. King Station – Concourse Expansion and Additional Exit	7108	Y	Capital	2028	2032
b. St. George Station – New Stacked Expansion	7108	N	Capital	2033	2041
c. St. Andrew Station Second Exit	7108	N	Capital	2035	2038
Expand Eglinton Station through Oxford redevelopment	7139	Partial	Capital	2028	2031
Runnymede Station Permanent Easements		N	Proactive	Ongoing	TBD
Waterfront East LRT - New connections with Union Station, Queens Quay Station and third party developments	7186	N	Capital	Planning Stages	TBD
Explore Opportunities					
Surplus Yorkdale Subway Station Pedestrian Bridge		N/A	Proactive	2026	2027
Determine future transit uses at Kennedy Station		N	Proactive	Planning Stages	TBD
Monitor station functionality and expand to meet increased capacity		N	Proactive	Ongoing	Ongoing
Support City-Building					
Work with CreateTO to:					
a. Coordinate commuter parking (i.e. Warden, Islington, and Victoria Park Stations)		N/A	Proactive	Ongoing	TBD

System					
Implementation	IO/CIP #	Funded (Y/N)	Project Type	Property Timing	Project Finish
c. Identify future TTC uses at Sheppard West Station due to the Allen East District Plan redevelopment		N/A	Proactive	Planning Stages	2027
e. Identify granting air rights and redevelopment opportunities		N/A	Proactive	Ongoing	Ongoing
New bus terminals at Warden and Islington Station unlocking redevelopment	7240/7241	N/A	Capital	Future Planning Initiative	TBD
System					
Implementation	IO/CIP #	Funded (Y/N)	Project Type	Property Timing	Project Finish
Corporate Office Space					
Explore Opportunities					
Explore modernization of office space, where feasible		N/A	Proactive	Ongoing	Ongoing
Support City-Building					
Implement Modern TO consolidation of TTC offices		N	Functional	2026	2028
Transfer McBrien building to City		N	Functional	2033	2033
Operational Office Space					
Optimize Existing					
Minimize use of trailers		N	Proactive	Ongoing	Ongoing
Review to ensure that uses support the facility in an efficient manner		N	Proactive	Ongoing	Ongoing

Office Space					
Implementation	IO/CIP #	Funded (Y/N)	Project Type	Property Timing	Project Finish
Explore Opportunities					
Inglis Building Renovation Study	7136	Y	Capital	Planning Stages	2029
Davenport Building Rehabilitation Study		N	Capital	Planning Stages	TBD
Re-incorporate Divisional offices within the redeveloped Danforth Garage		Funded by City	Functional	Planning Stages	TBD
Explore modernization of office space, where feasible		N/A	Proactive	Ongoing	Ongoing
Other Space					
Explore Opportunities					
Modernize and integrate construction offices within existing office space, where feasible		N/A	Proactive	Ongoing	Ongoing
Long-term solution for Transit Enforcement and Revenue Protection	7258	N	Capital	2028	2032
Determine uses that cannot be accommodated through ModernTO consolidation and find long-term solution		N	Proactive	Planning Stages	2032
Accommodate customer facing uses (i.e. Lost Articles Division, Customer Service Office) in central location of the city		N	Proactive	Ongoing	TBD

Other Real Estate Opportunities

Implementation	IO/CIP #	Funded (Y/N)	Project Type	Property Timing
Other Real Estate				
Explore Opportunities				
Ensure a robust antennae network to support TTC's communications infrastructure		N	Ongoing	Ongoing
Support City-Building				
Monitor compliance of third party obligations		N/A	Proactive	Ongoing
Execute required agreements for future third party developments		N/A	Proactive	Ongoing
Value creation underway at southwest corner of Yonge St. and Eglinton Ave. W		N/A	Functional	Future Planning Initiative
Explore value creation opportunities with City and CreateTO on:		N/A	Proactive	Future Planning Initiative
a. 7 Jackes Ave. and 16 Summerhill Ave.		N/A	Proactive	Future Planning Initiative
b. 44 Jackes Ave. and 33 Rosehill Ave.		N/A	Proactive	Future Planning Initiative
c. 15 Price St.		N/A	Proactive	Future Planning Initiative
d. 15 Dundonald St.		N/A	Proactive	Future Planning Initiative
e. 1155 Yonge St.		N/A	Proactive	Future Planning Initiative
f. 33 Bloor St. E		N/A	Proactive	Future Planning Initiative
g. 2 Bloor St. W		N/A	Proactive	Future Planning Initiative
h. Existing open cut areas		N/A	Proactive	Future Planning Initiative