

NEXT STOP: DAVISVILLE

1900 Yonge Street and Davisville Yard Feasibility Study – Stage 1 Overview

Vision and Guiding Principles

May 2022



1900 Yonge St and Davisville Yard – Background

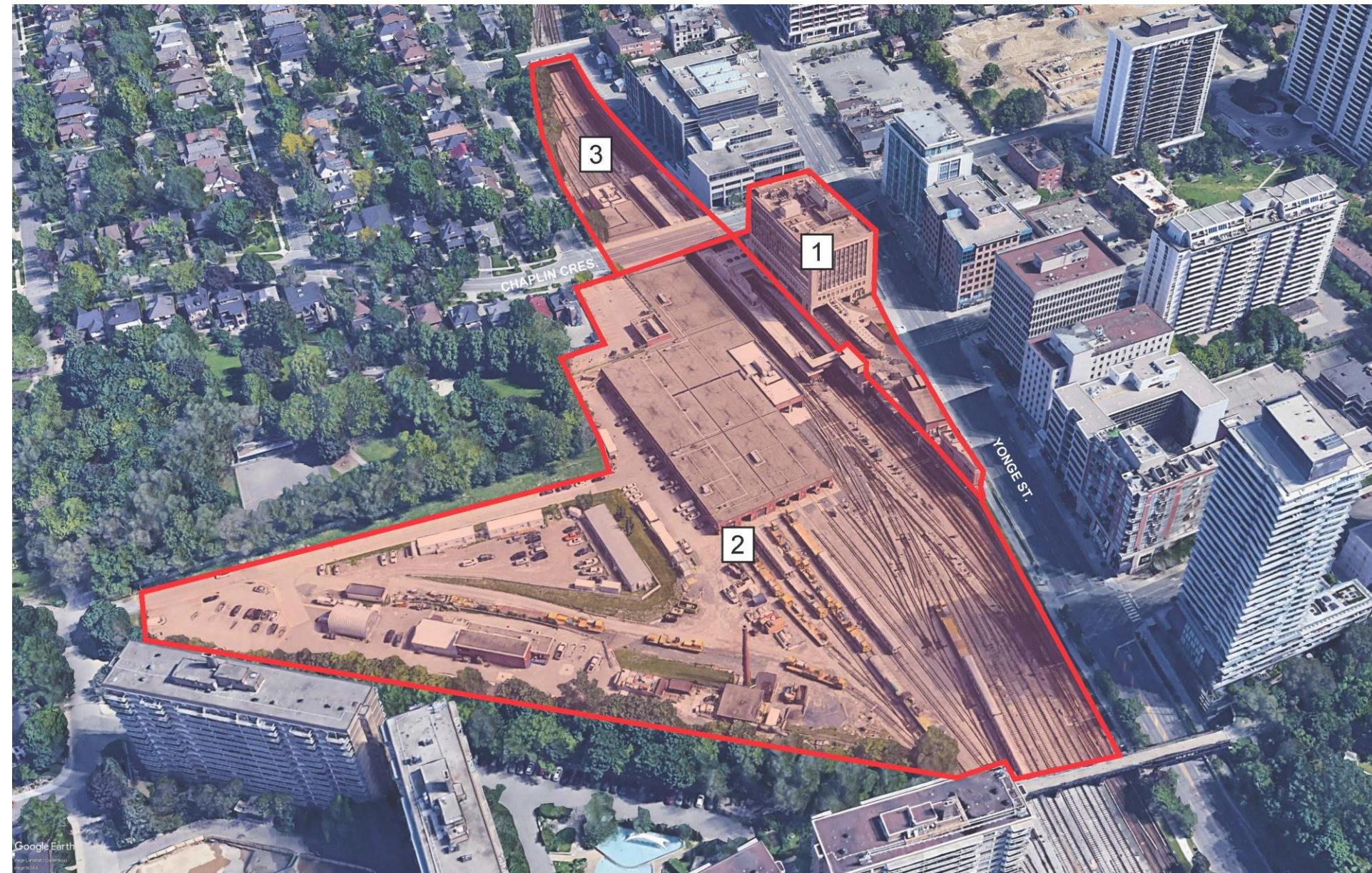


Project Overview

CreateTO and City Planning are collaborating and working in partnership with the TTC, PF&R, Heritage Planning, Transportation and other City divisions and agencies on the decking **feasibility study** of the Davisville Yard and the **conceptual development plan** for the McBrien Site located at 1900 Yonge Street.

Background:

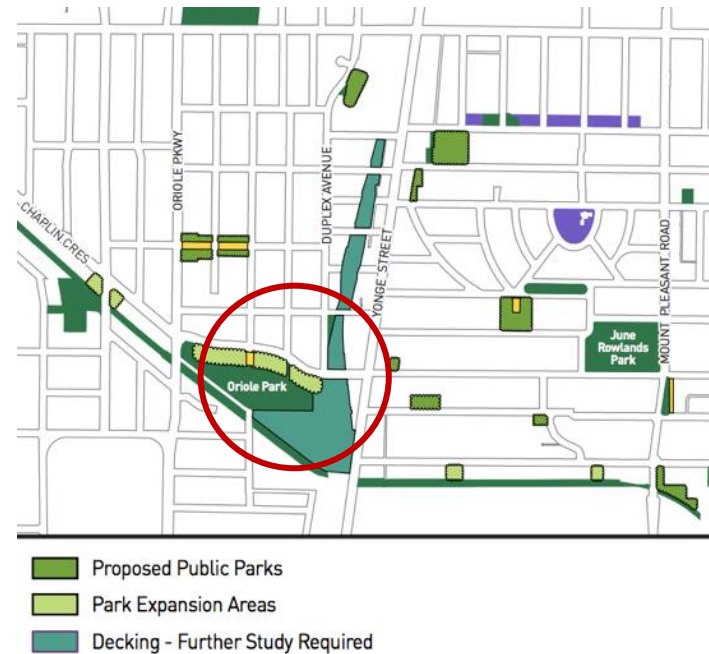
- The study area focuses on the McBrien Site at 1900 Yonge St, the Davisville Yard and the Line 1 Subway trench between Chaplin Cr and Imperial St
- These study areas have been identified through existing policy direction through the Parks and Public Realm Plan, Yonge-Eglinton Secondary Plan and ModernTO programs.



The Feasibility Study will explore decking and re-development opportunities on the following:

- 1 – 1900 Yonge St
- 2 – TTC Davisville Maintenance Yard
- 3 – TTC Line 1 - Open Subway Trench

Parks & Public Realm Plan



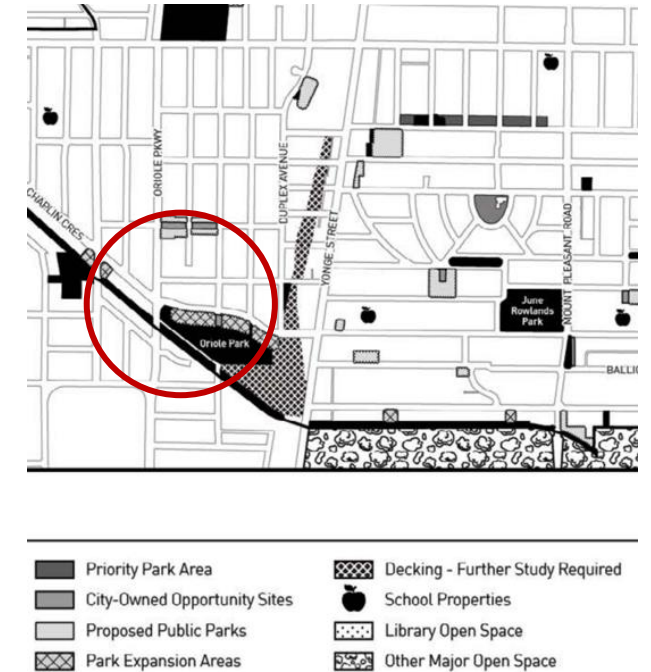
City Council Direction – Special Study

- Engineering review**, including functional servicing, decking feasibility, load bearing capability, storm water management and vibration of decking;
- review of on-site **TTC facility requirements**;
- land use and built form review** that prioritizes office, institutional and cultural uses and delivers a new signature public park; and
- business plan** for potential revenue and financing tools.

Yonge-Eglinton Secondary Plan

Policy 3.3.10:

As part of any Special Study associated with decking of the Davisville Yard, a **multi-functional signature public park** will be accommodated as a priority that provides active and passive recreation activities, natural areas, and civic and cultural spaces.



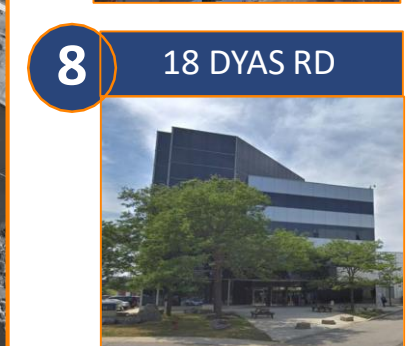
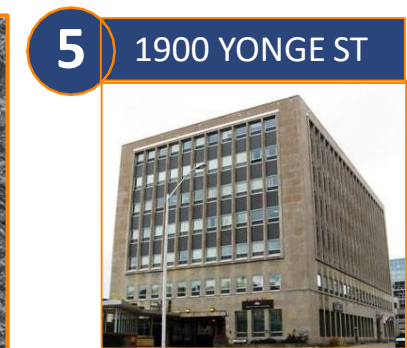
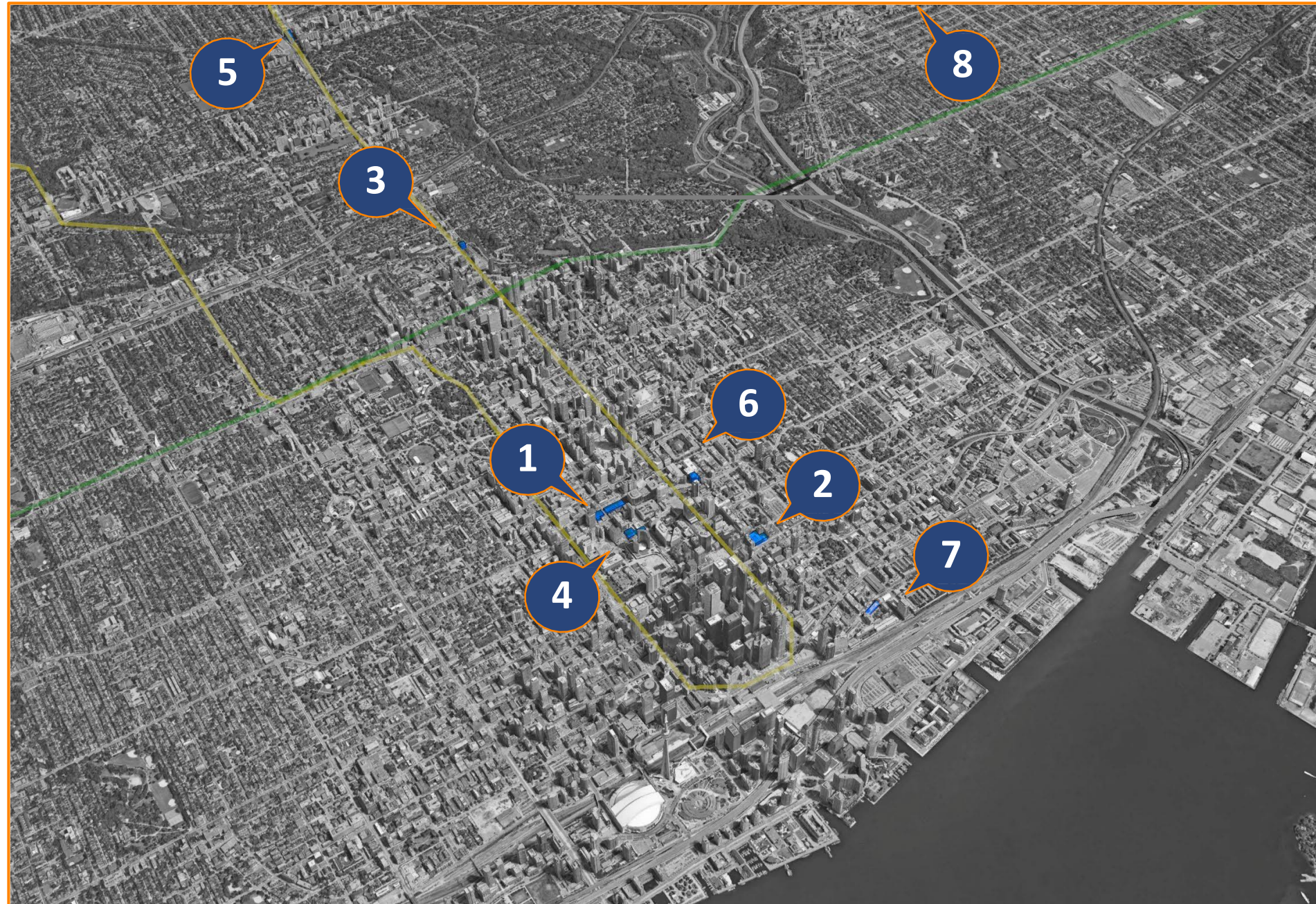
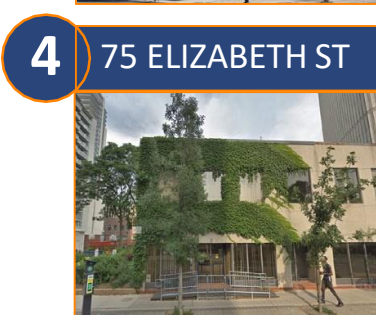
Policy 5.5.4:

A comprehensive study will be required for any decking and redevelopment of the Davisville Yard. The comprehensive study will:

- evaluate the **feasibility, opportunities, constraints, risks to transit operations, mitigation measures and cost** of redevelopment; and
- Prioritize office space** on site, new and improved **mid-block connections** and the creation of a multi-functional signature public park that is **at least one hectare in area**.

8 CITY-OWNED SITES WILL BE UNLOCKED THROUGH THE MODERNT0 PROGRAM

Council Direction: Through the ModernTO City-Wide Real Estate Strategy and Office Portfolio Optimization Report (EX9.2), City Council identified the eight city-owned properties in the ModernTO portfolio as underutilized and as opportunities to unlock value and address City needs and City building objectives, such as affordable housing, employment uses and community infrastructure.



IDENTIFIED CITY BUILDING PRIORITIES ACROSS THE PORTFOLIO:



- **Creation of Affordable Housing (Highest Priority):** The inclusion of a minimum of 33% affordable housing on all residential re-development opportunities within the ModernTO portfolio, with the goal of delivering even higher levels of affordability.



- **Financial Sustainability:** The adherence to the strategic investment policy as outlined in recent Council direction through the City-Wide Real Estate strategy – Next Phase of Implementation (EX27.4)



- **Public Realm Improvements:** All of the proposed re-developments are to include public realm improvements and/or streetscape enhancements



- **City Service and Institutional Improvements:** The inclusion of city service improvements, such as Paramedics Multi-Hubs and future institutional uses.



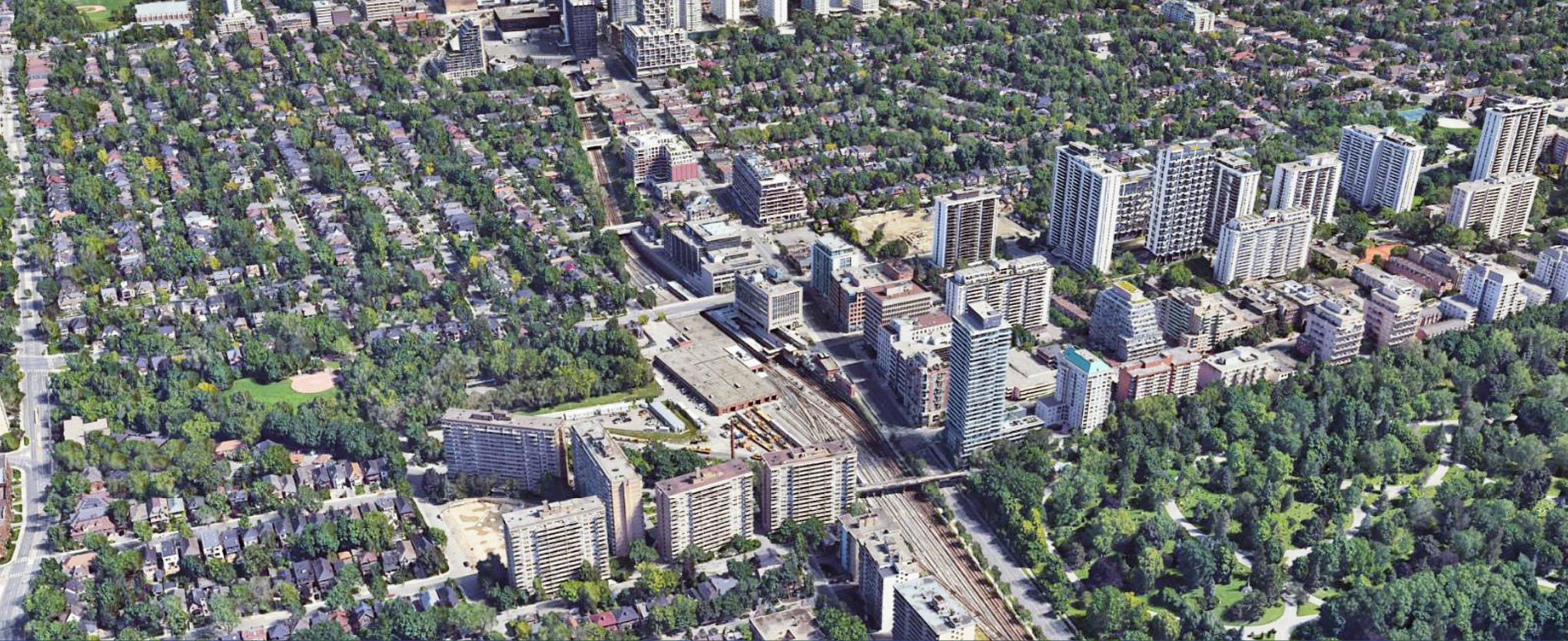
- **Maintenance or Enhancement of Employment Opportunities:** Within the portfolio of eight sites, the total quantum of employment and office uses will be maintained or enhanced through the proposed re-development



- **Adaptive Re-Use of Heritage Resources:** Three properties within the portfolio have currently identified heritage resources. Those resources are to be adaptively re-used as part of any proposed re-development options.



- **Sustainable Development:** Any re-development within the ModernTO portfolio will be required to meet, at a minimum, Tier 2 of the Toronto Green Standards – Version 4.



1900 Yonge St and Davisville Yard – Existing Conditions



Site and Surrounding Area



Address:
1900 Yonge Street

Building Type:
Mid Rise Office

Current Use:
TTC Headquarters

Site Area:

1900 Yonge
40,000 sf / 3,700 m²

Davisville Yard (N+S)
477,000 sf / 44,300 m²

Site and Surrounding Area Continued



1. McBrien Building
2. Substation
3. Signal Control
4. Carhouse
5. Boiler House
6. Way Building
7. Gate House

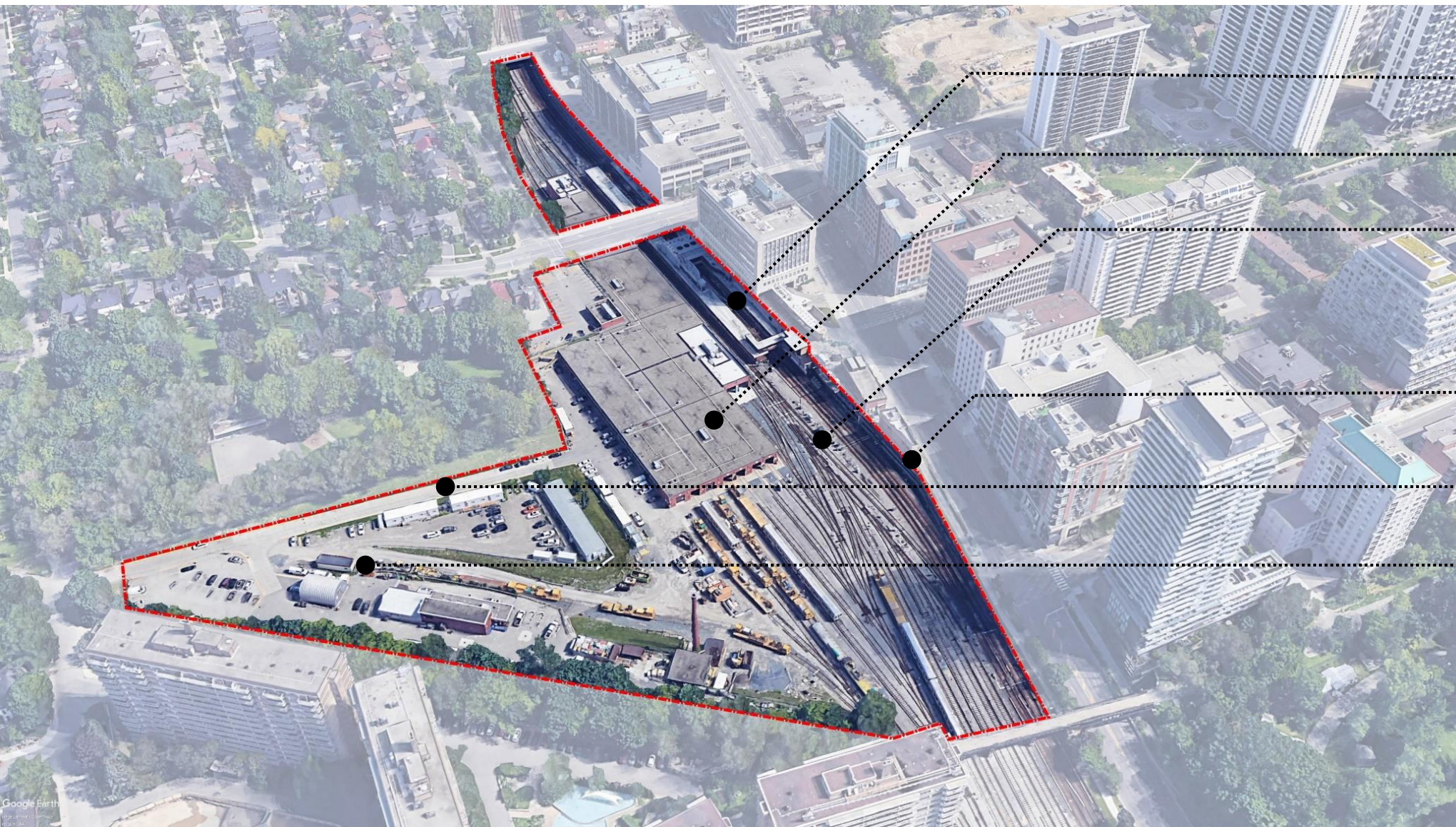
Buildings On site



1900 Yonge St and Davisville Yard Strengths, Opportunities and Constraints (SOC) Analysis

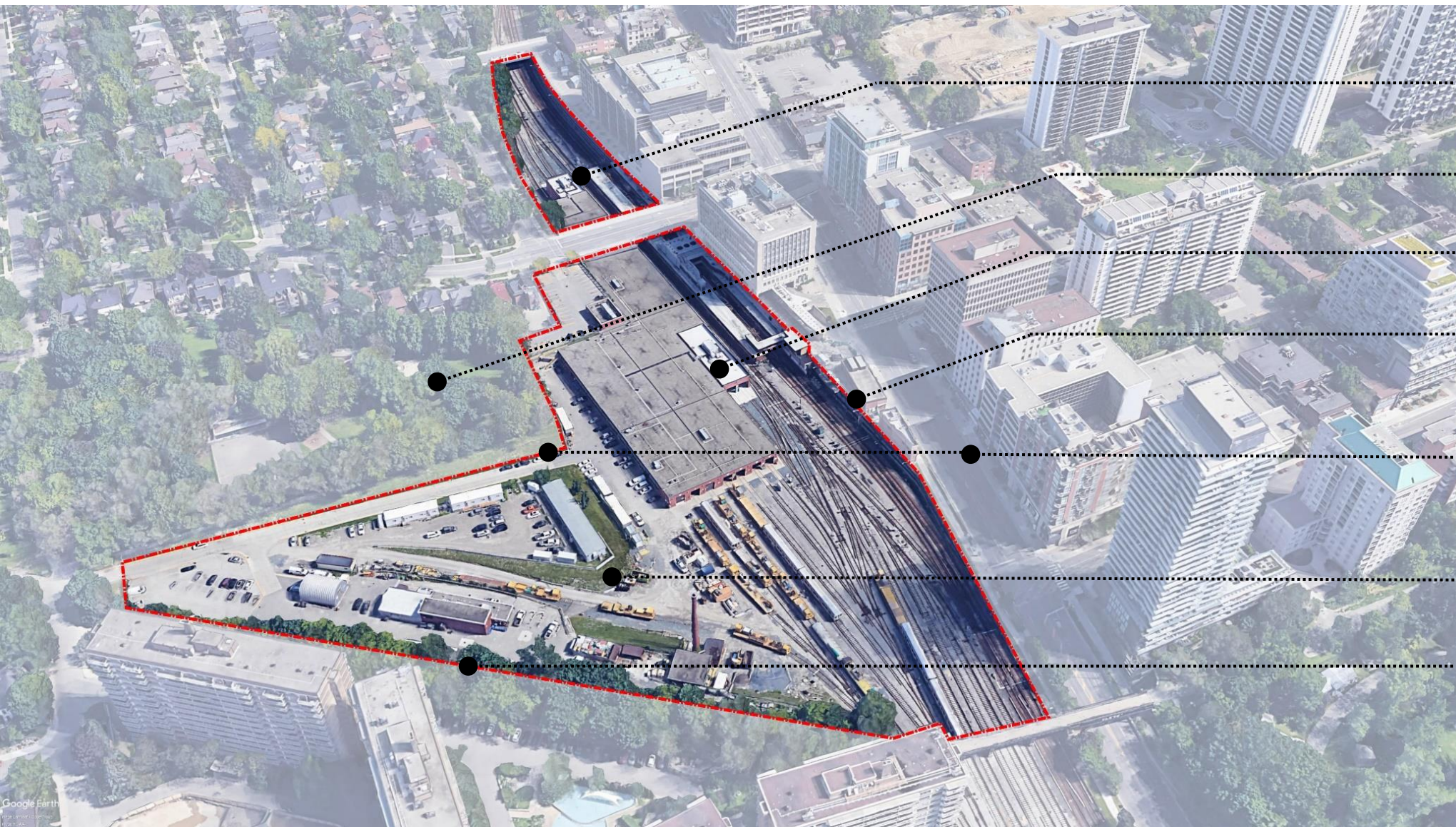


Summary of Constraints - Davisville Yard



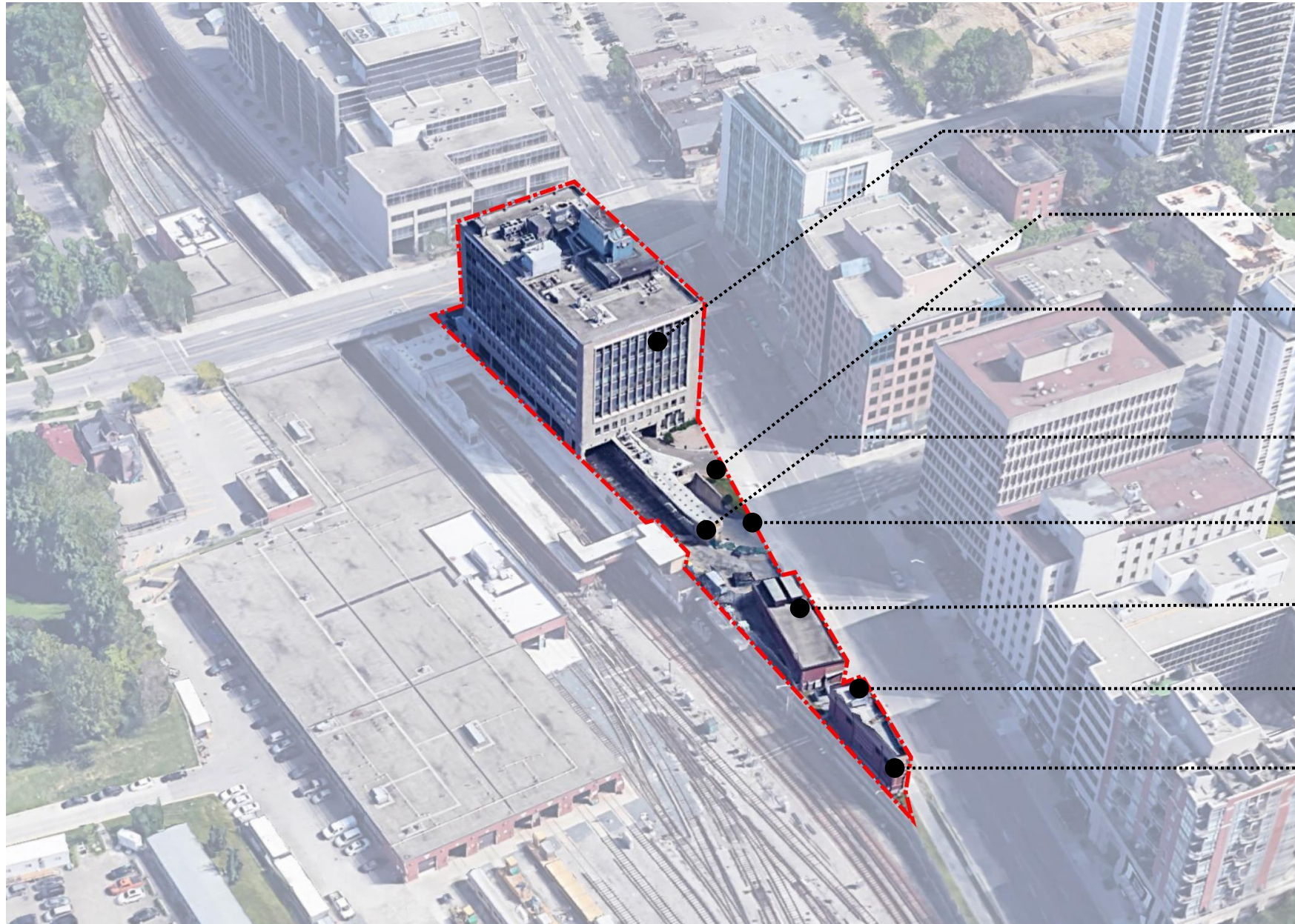
1. Active TTC Station and Platforms
2. Existing Infrastructure on site
3. Active and Maintenance Rails
4. TTC Rail Envelope Requirements
5. Challenging Edge Conditions
6. Park Adjacency
7. Parking Requirements on Site
8. Code Considerations

Summary of Opportunities - Davisville Yard



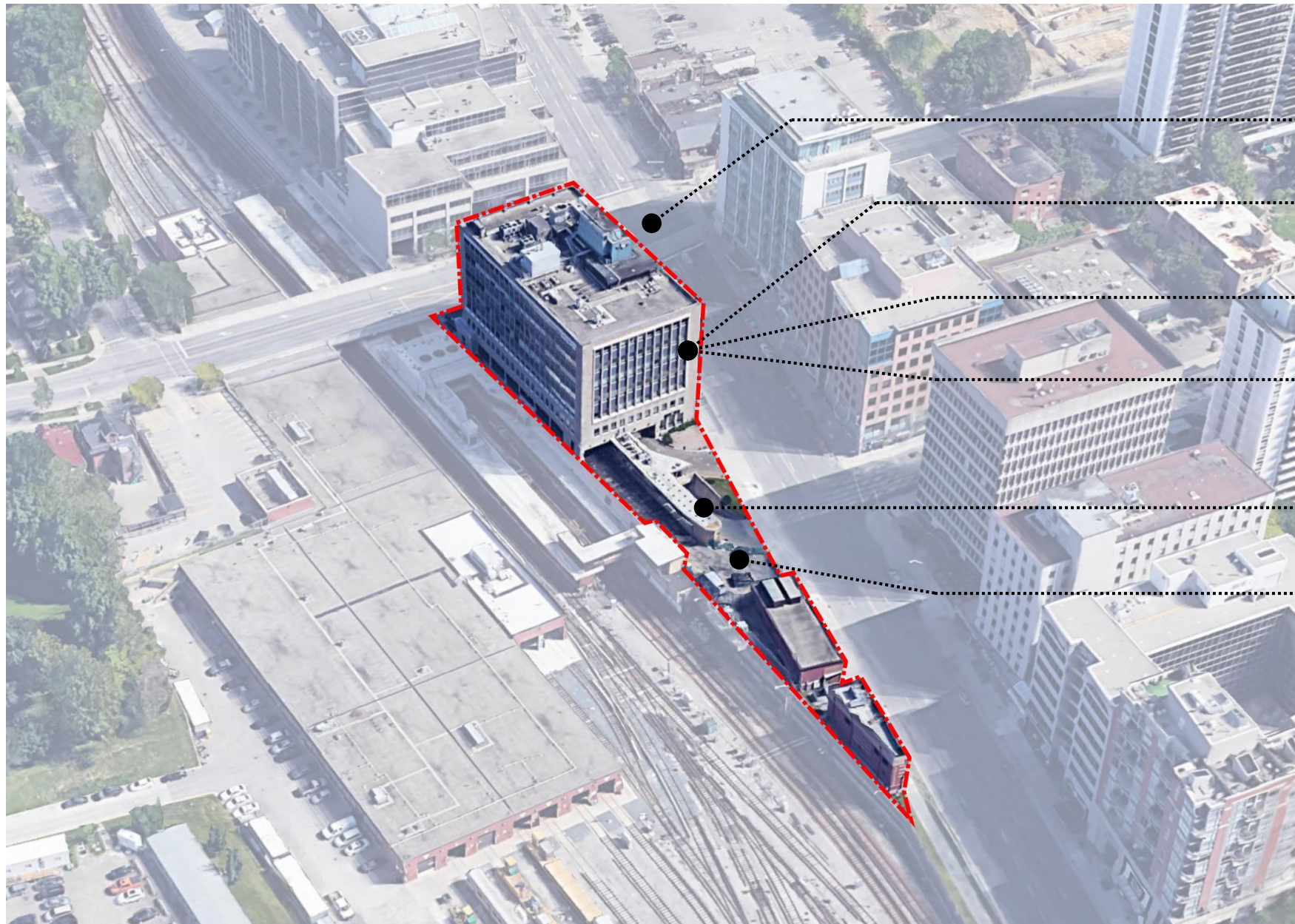
1. Linear Park Connection North
2. Existing Park Connections
3. Signature Park
4. Grading solutions to provide gradual transitions at complex edge conditions
5. Improved pedestrian connections for the Davisville Community to the east
6. Davisville Yard Consolidation
7. Beltline Trail Connections
8. Noise and Vibration Reduction

Summary of Constraints - 1900 Yonge

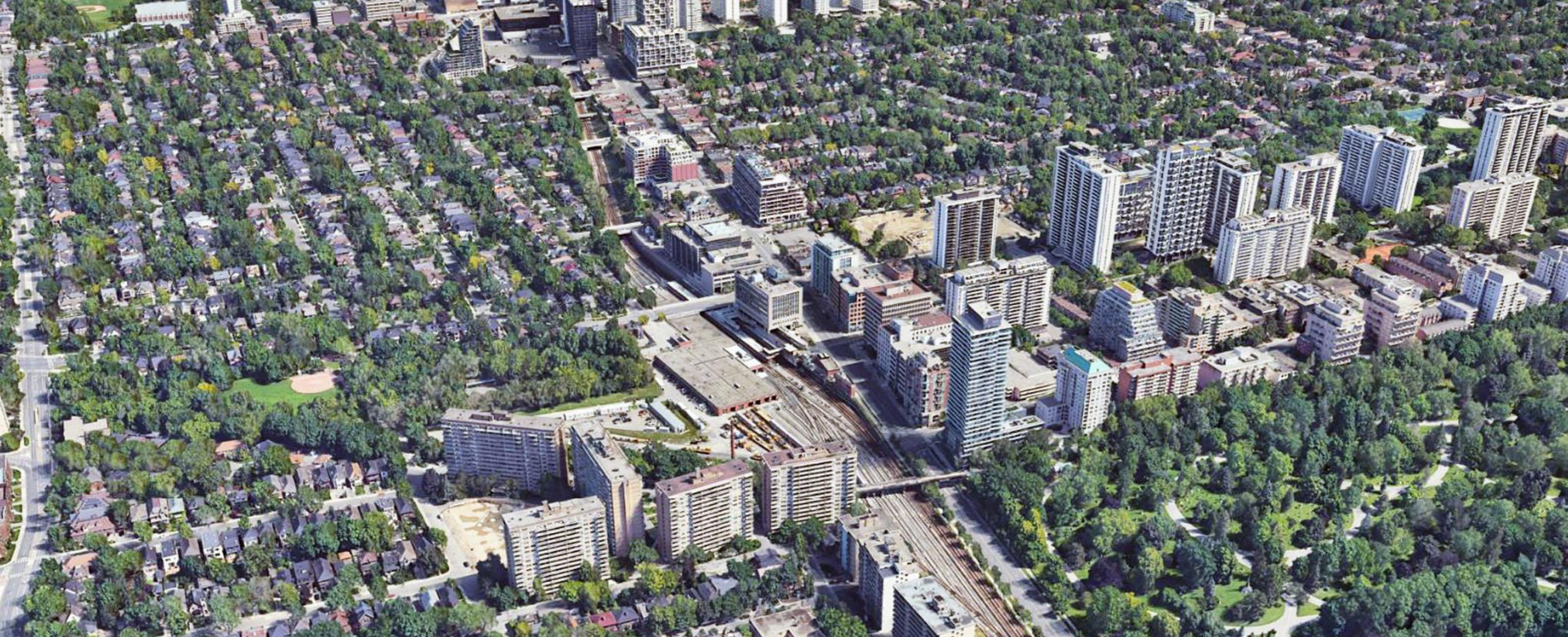


1. Existing Subway Station Entrance
2. Davisville Bus Loop
3. Maintain seamless connection between bus and subway service
4. Challenging Edge Conditions
5. Underground Parking Limits
6. Substation Location
7. Signal Control Location
8. Site Shape

Summary of Opportunities - 1900 Yonge



1. Yonge St. Square Extension
2. Opportunity for Density of Site
3. Opportunity to build over existing building
4. Existing Building Condition and Heritage Value
5. Davisville Bus Loop Relocation
6. Development Potential on Site



1900 Yonge St and Davisville Yard – Vision and Guiding Principles



1900 Yonge St and Davisville Yard

Vision Statement

Yonge and Davisville is an evolving, thriving mixed-use community.

A significant asset, The Davisville Yard and adjoining TTC trench represent an unparalleled opportunity to provide a signature park and amenity space for this growing community, in addition to critical transit infrastructure.

Having served as TTC headquarters for over 50 years, the McBrien Building at the corner of Yonge and Davisville represents a unique opportunity for adaptive reuse and the re-imagining of Davisville's most prominent intersection.

Providing opportunities for development on the site will serve to balance the overall costs of constructing a signature park and decking.

The reinvigoration of both the Davisville Yard and McBrien Building Site will improve amenity, park space and services to support the emergence of a transit-oriented community hub.



NEXT STOP: DAVISVILLE

Guiding Principles – Davisville Yard

The Davisville Yard Decking Initiative shall:

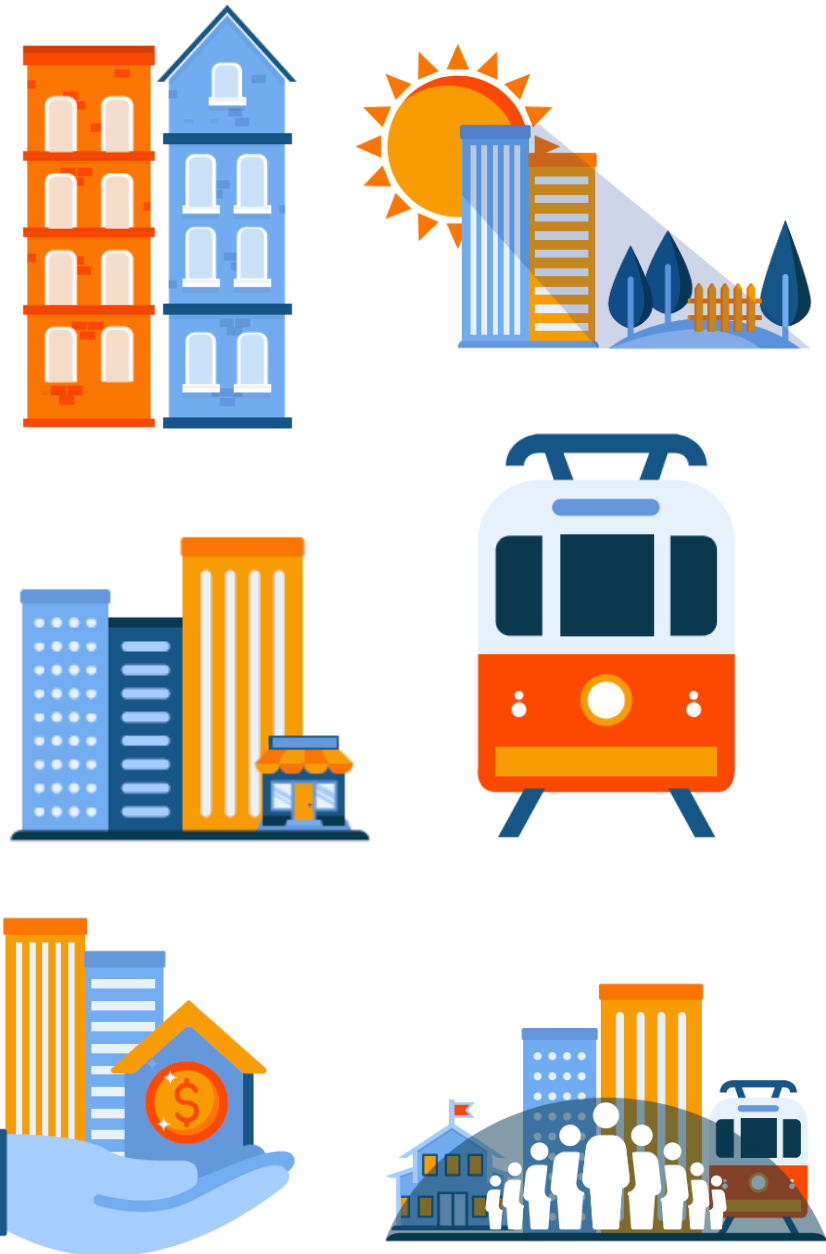
- Create a large, **SIGNATURE PARK** for Midtown and a destination for the wider city
- Enhance **CONNECTIVITY** and Accessibility across the site.
- Transform **PUBLIC REALM** along Yonge and Chaplin Streets and provide an urban plaza at Davisville Station entrance
- Leverage Davisville Yard's **HERITAGE** and challenging grades to inspire creative placemaking
- Invest in Resiliency, **SUSTAINABILITY** and Green Infrastructure
- Explore opportunities for **ADDITIONAL HOUSING** and **MIX OF USES**
- **INTEGRATE** and Support TTC operations with improved access to transit and seamless bus and subway connections
- Ensure the financial **VIABILITY** and sustainability of both sites through development to offset decking costs



Guiding Principles – 1900 Yonge

The Redevelopment of 1900 Yonge Street (The McBrien Building) shall:

- Respect and **CONSERVE** the Heritage characteristics of 1900 Yonge.
- **BALANCE** development impacts on the public realm with benefits to the community.
- **NEW CIVIC ENTRANCE** to the Davisville TTC Station with improved access to transit and seamless bus and subway connections.
- Incorporate **RESIDENTIAL DEVELOPMENT**.
- Develop an appropriate mix of market and **AFFORDABLE** rental housing.
- Strengthen Midtown's **EMPLOYMENT OPPORTUNITIES**.
- Ensure the financial **VIABILITY** and sustainability of both sites through development to offset decking costs.





Questions for Discussion

1. Did we get the Vision right?
2. Did we get the Guiding Principles right?
3. Is anything missing?

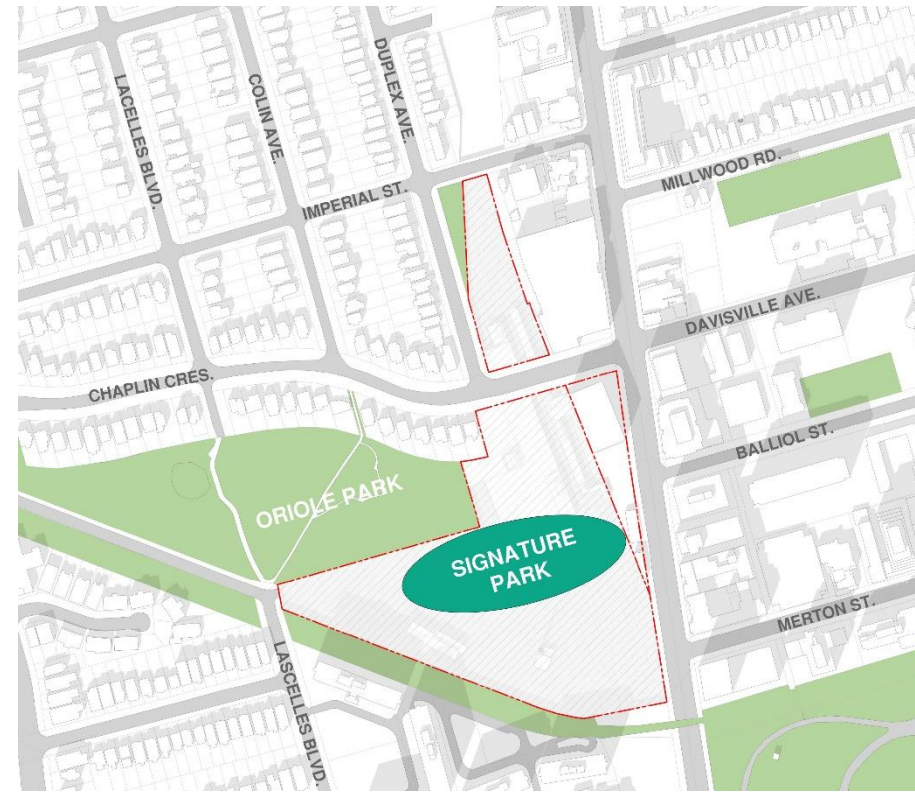
What are your priorities for the site?

How can we accommodate a variety of uses in each of the options below?

- Existing Park Space
- Proposed Park Space (1 ha)



DISTINCT PARKS

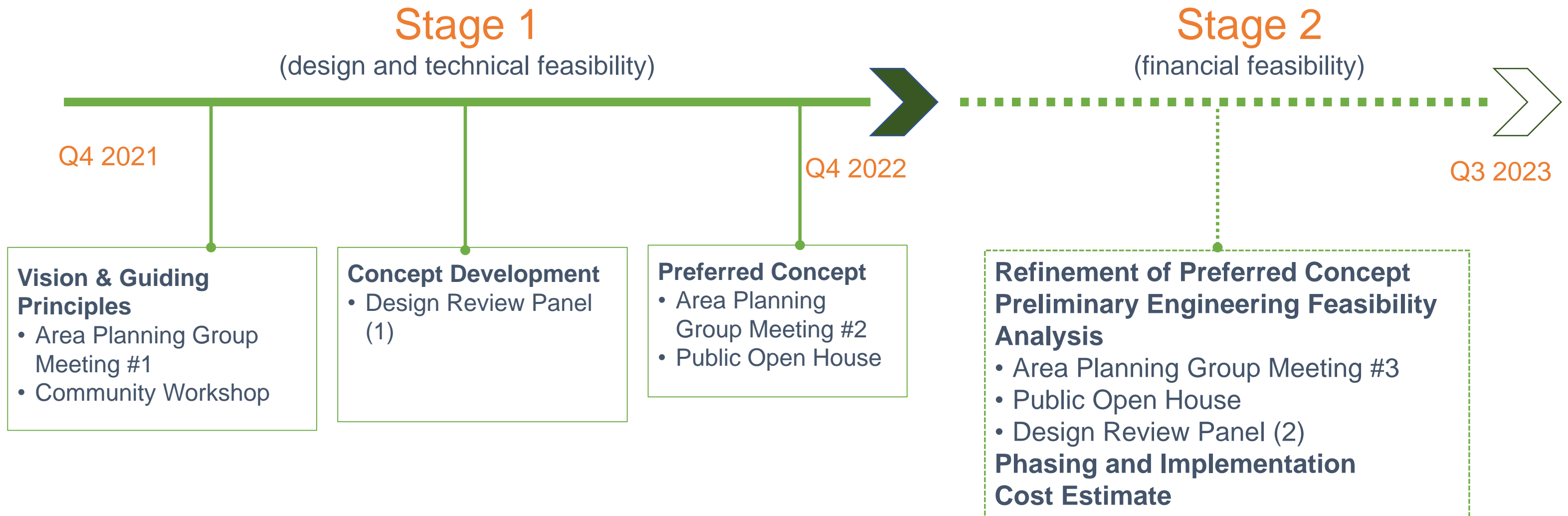


ORIOLE PARK COMPLEMENTED



BELTLINE TRAIL EXPANDED

Project Schedule



Survey and Social Pinpoint

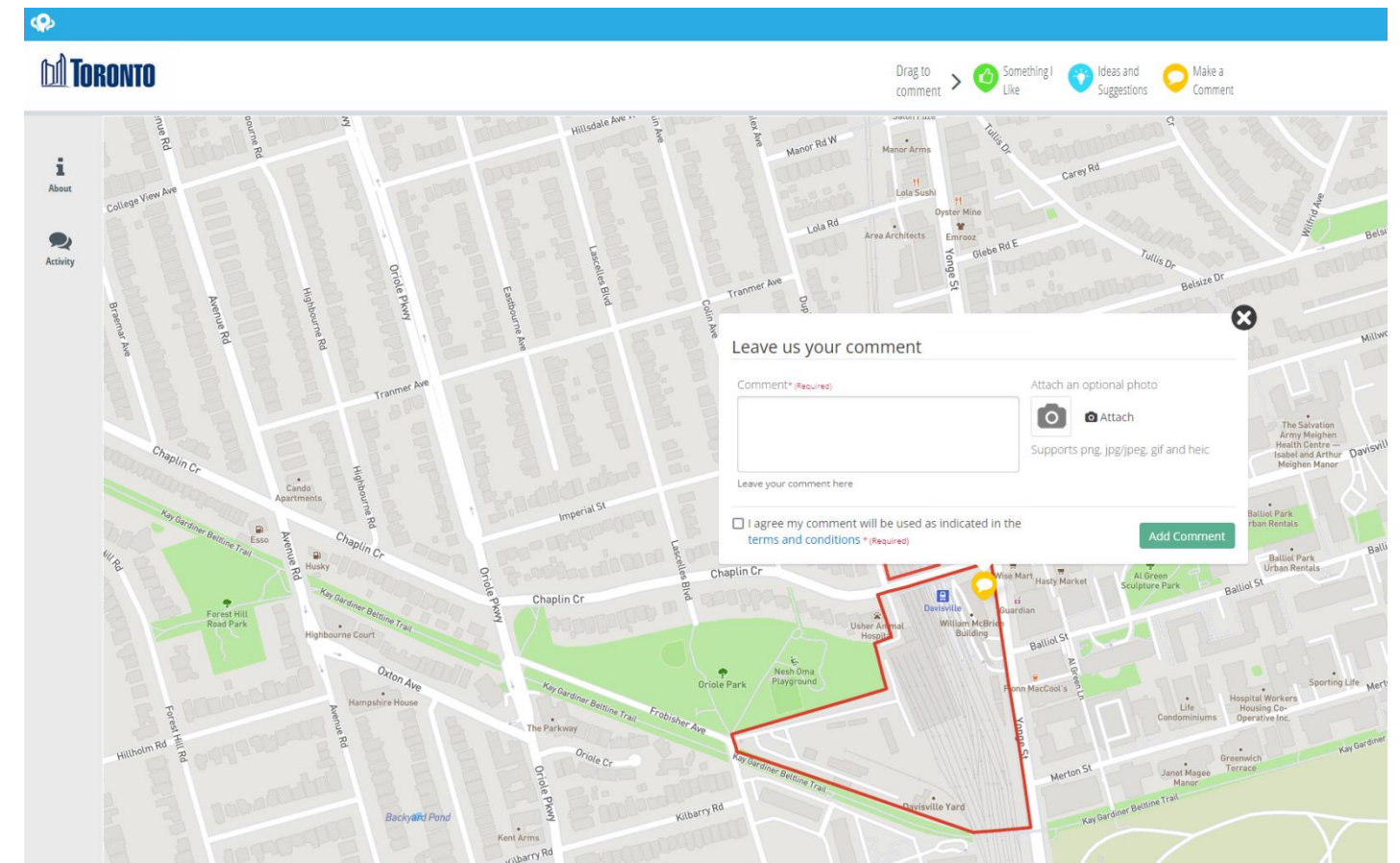
Survey:

<https://chkmkt.com/nextstopdavisville>

Social Pinpoint:

<https://toronto.mysocialpinpoint.ca>

[/next-stop-davisville/](https://toronto.mysocialpinpoint.ca/next-stop-davisville/)





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THANK YOU

