

# NEXT STOP: DAVISVILLE

## 1900 Yonge Street and Davisville Yard

### Feasibility Study

*Public Information Session*

January 19, 2023



# Land Acknowledgement

The land I am on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples. Toronto is home to many diverse First Nations, Inuit and Métis peoples. I acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

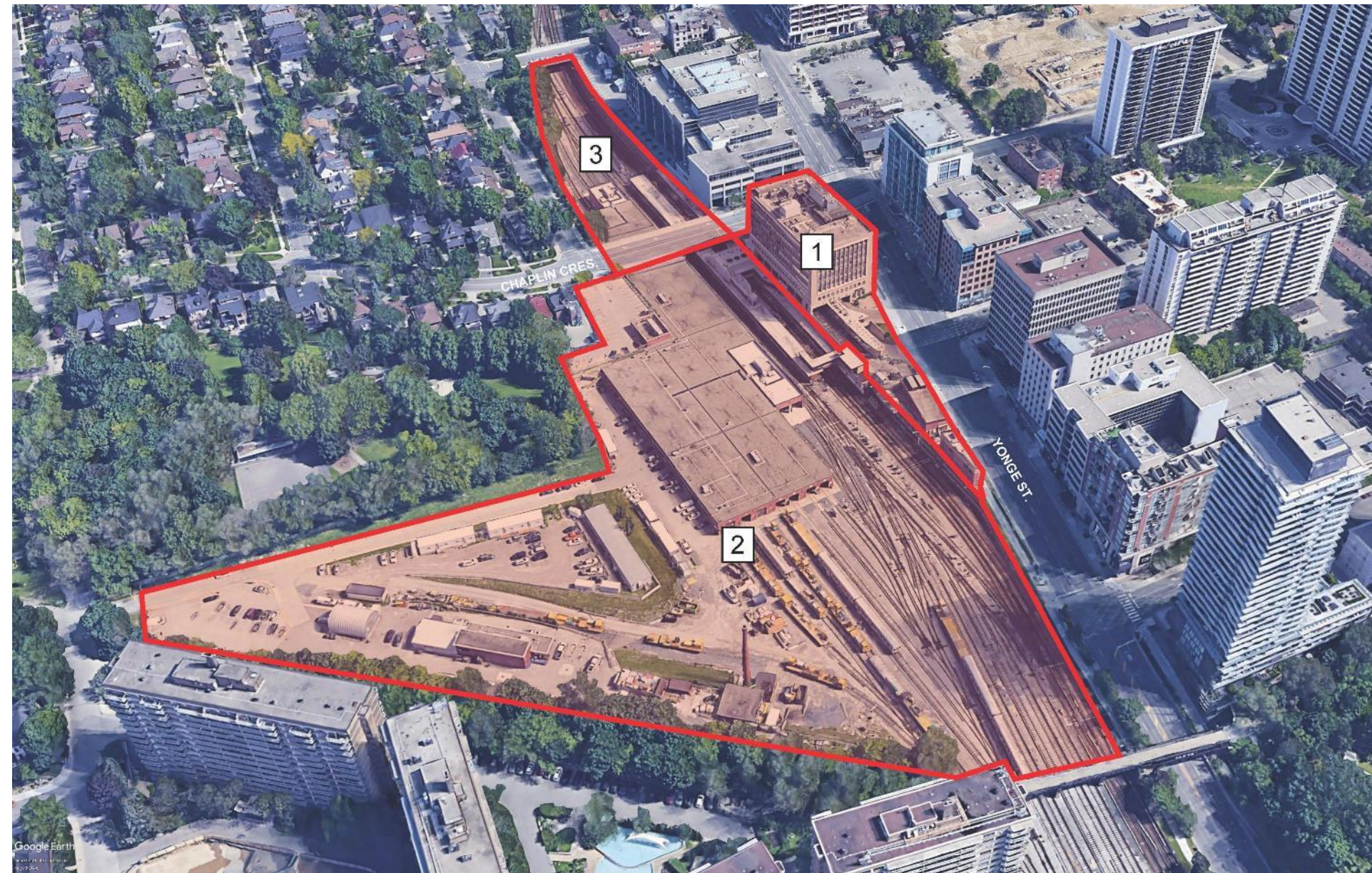


# Project Overview

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



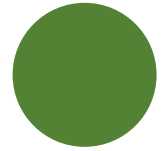
# Work completed to date



**Existing Conditions Reports** (Draft received)



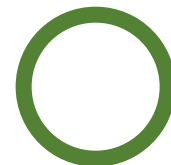
**Strengths, Opportunities and Constraints Analysis** (Draft received)



**Vision and Guiding Principles** (Draft received)



**Evaluation Criteria**



**Preferred Option**



# 3 Options presented

*Distinct Parks*



*Oriole Park Complemented*



*Beltline Trail Expanded*



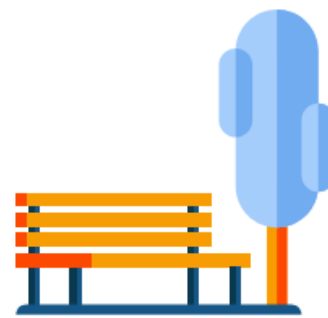
# What we heard from the Public - Priorities

1. Additional Park Space beyond 1ha
2. Improved Pedestrian Connections and Access
3. Improved Access to Transit
4. Expanded Public Realm
5. Focus on Resilience, Sustainability and Green Infrastructure

“No vehicular access from Yonge Street”

“No through road dividing two parks”

“Additional information is needed on height and density”



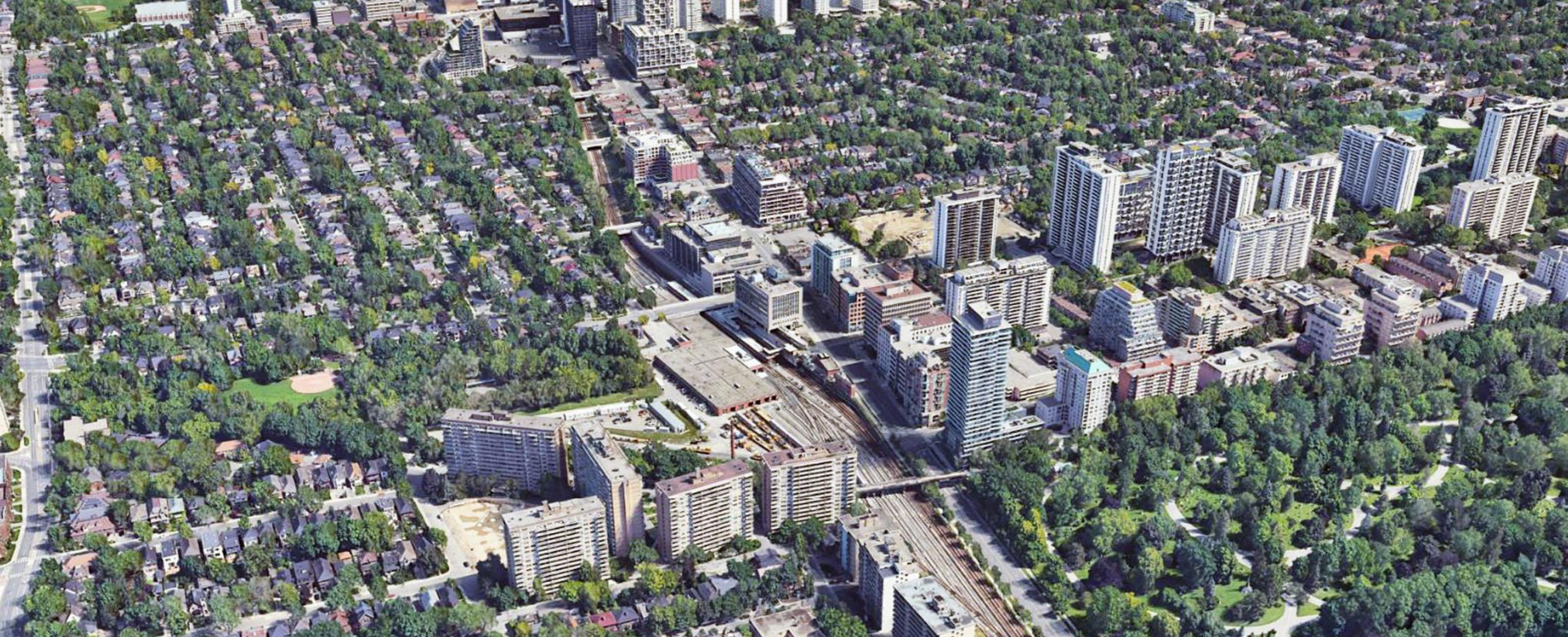




# What we heard from the TAC

1. Preserve views to the McBrien Building
2. Locate 1 ha park next to Oriole Park
3. Minimize shadows on new Davisville School and future Trench Park
4. Provide signalized pedestrian crossing at Balliol Avenue





## 1900 Yonge St and Davisville Yard – Evaluation Criteria





# Evaluation Criteria Summary

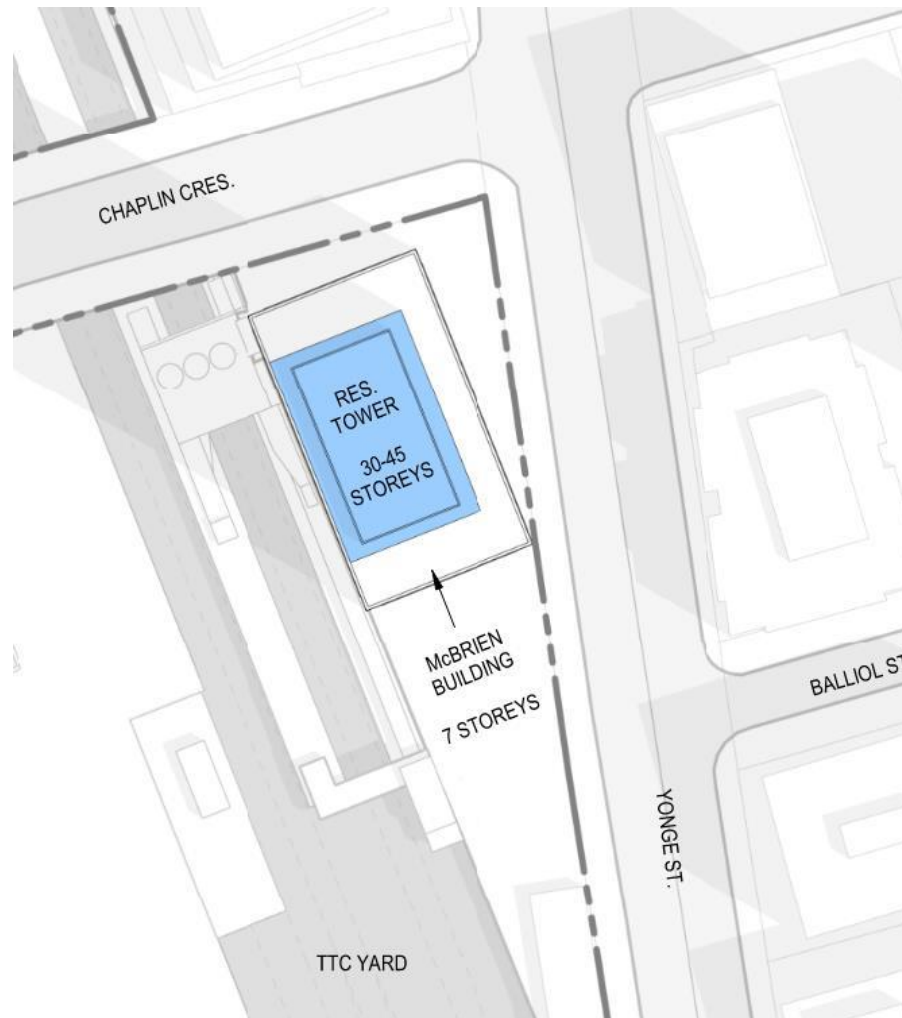
## *McBrien Building*

Guiding Principle	Option 1	Option 2	Option 3
Heritage Conservation			
Public Realm			
Improved transit access			
Residential Development			
Mix of affordable and market rental housing			
Increase employment opportunities			
Maintain Critical TTC Infrastructure			
	86%	91%	77%

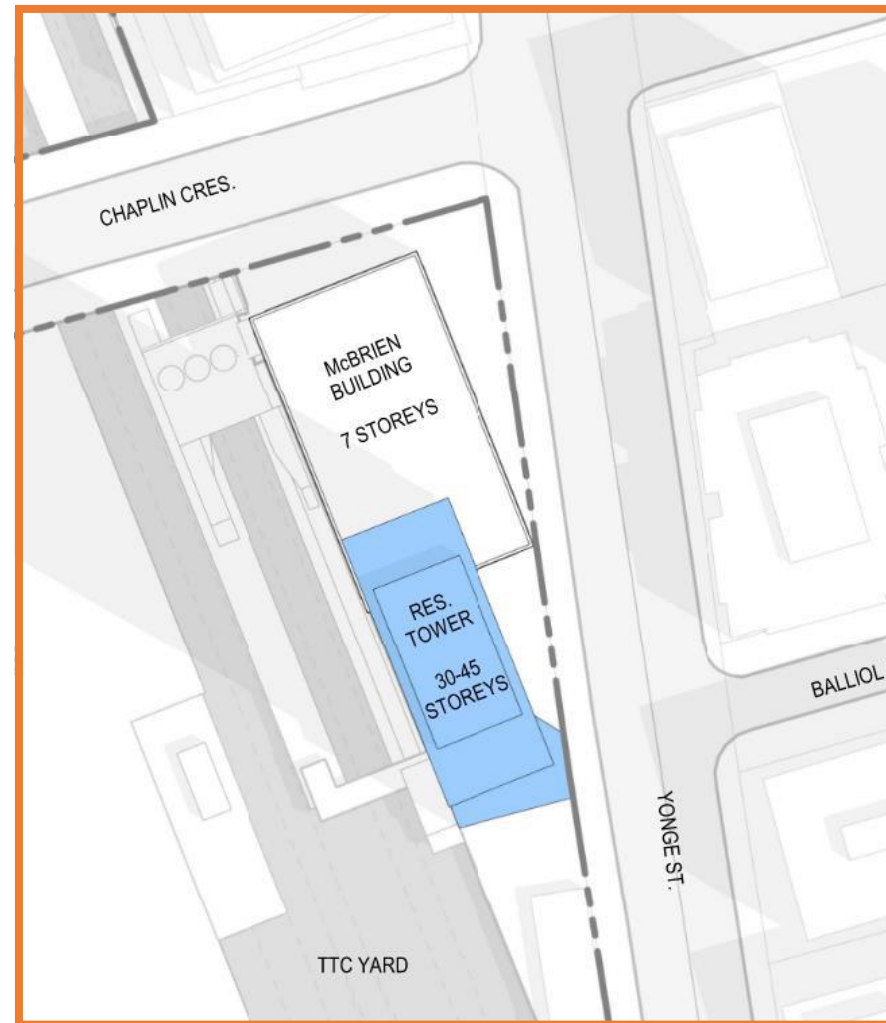
# Evaluation Criteria Summary

## *McBrien Building*

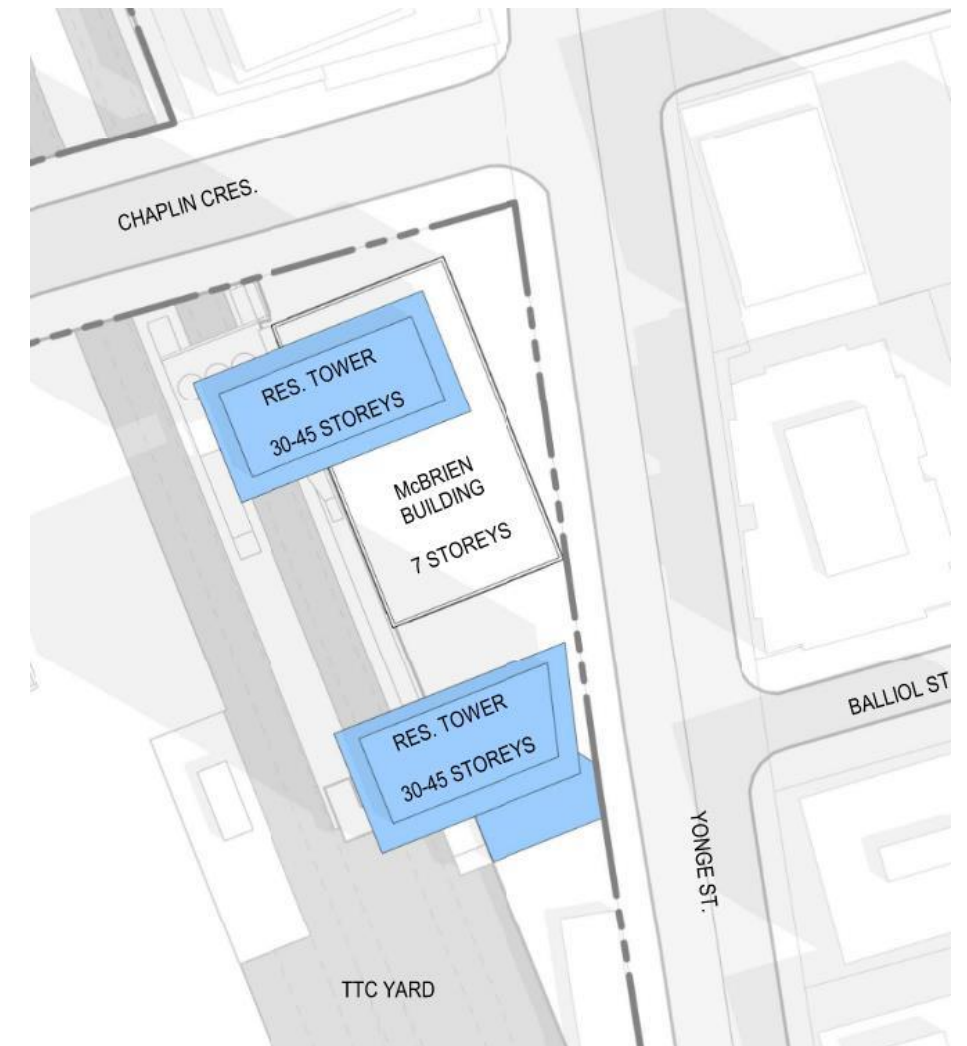
Option 1



Option 2


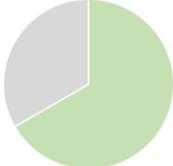
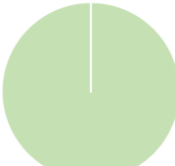
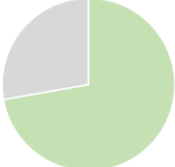
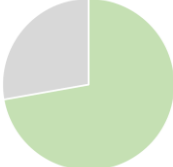
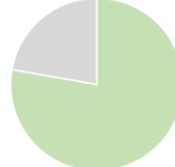


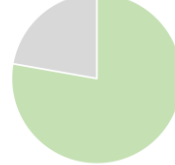

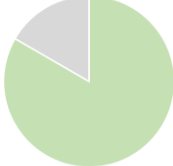
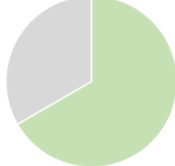

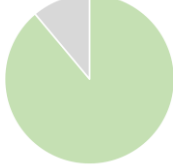
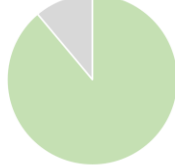

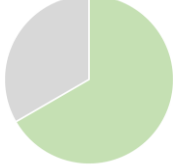
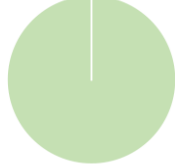

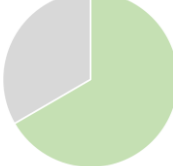
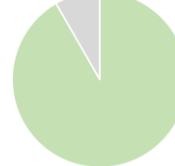
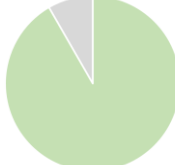
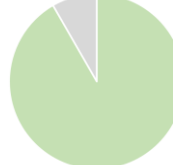



Option 3





# Evaluation Criteria Summary *Davisville Yard*

Guiding Principle	Option 1	Option 2	Option 3
Signature park in Midtown			
Site connectivity and accessibility			
Public Realm			
Creative Placemaking			
Sustainable and green infrastructure			
Opportunities for mixed use development			
Integrated and improved TTC access			
Offset decking costs with development			
	77%	74%	91%

# Evaluation Criteria Summary

## *Davisville Yard*

*Distinct Parks – Opt 1*



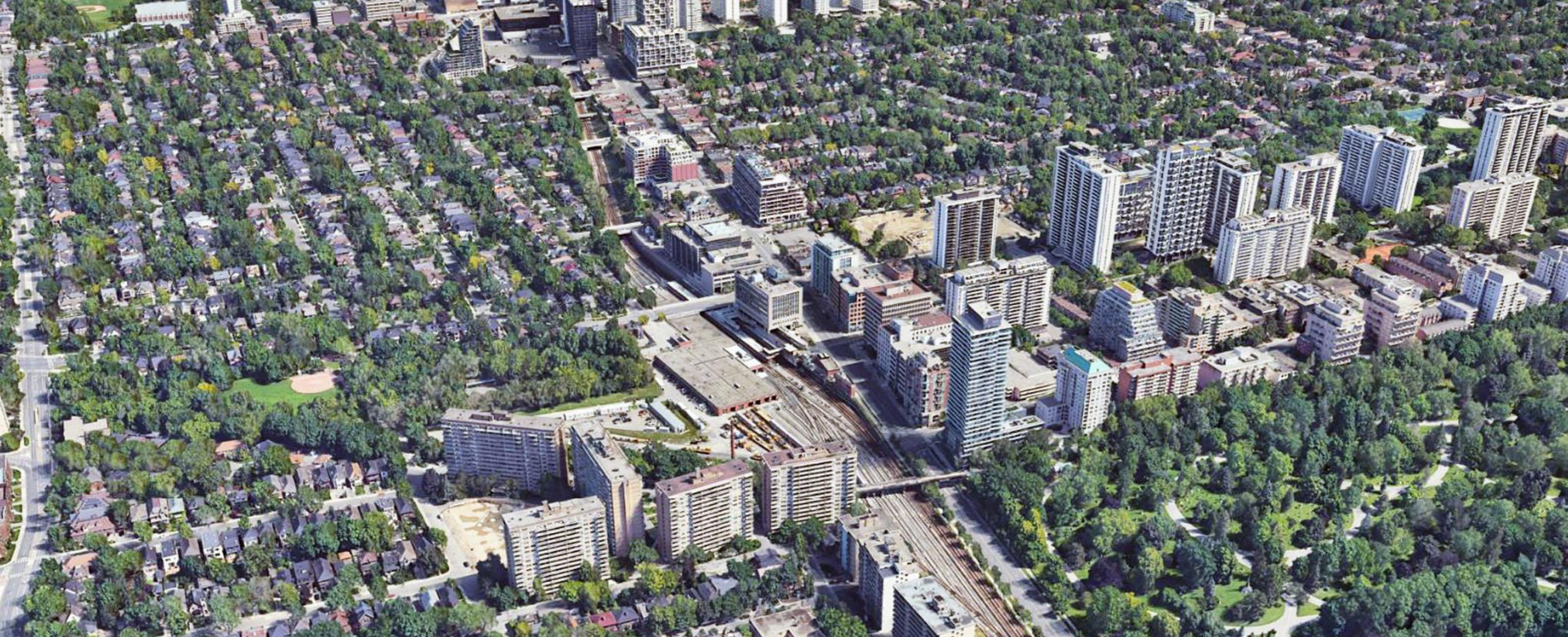
*Oriole Park Complemented – Opt 2*



*Beltline Trail Expanded – Opt 3*







## 1900 Yonge St and Davisville Yard – Preferred Concept





# Preferred Option

## LEGEND

1. > 1 ha Signature Park
2. Parkland
3. Community Space over bus loop
4. McBrien building
5. 1900 Yonge Development
6. Pedestrian access
7. Tall and Mid Rise Development
8. Service and access road
9. Oriole Park
10. The Beltline Trail

- Preferred option to provide basis for Phase 2 costing purposes, and is subject to change following further analysis.





# Preferred Option Benefits



Expanded Public Realm



> 1 ha Signature Park



Improved Pedestrian Connection and Access



Location of New Signature Park Next to Oriole Park



View of McBrien Building From all Sides



Improved Access to Transit





# Aerial View looking South West

## LEGEND

-  Approved Development
-  Under Review Development
-  1900 Yonge and Davisville Yard Future Development





# Aerial View looking South East

## LEGEND

-  Approved Development
-  Under Review Development
-  1900 Yonge and Davisville Yard Future Development

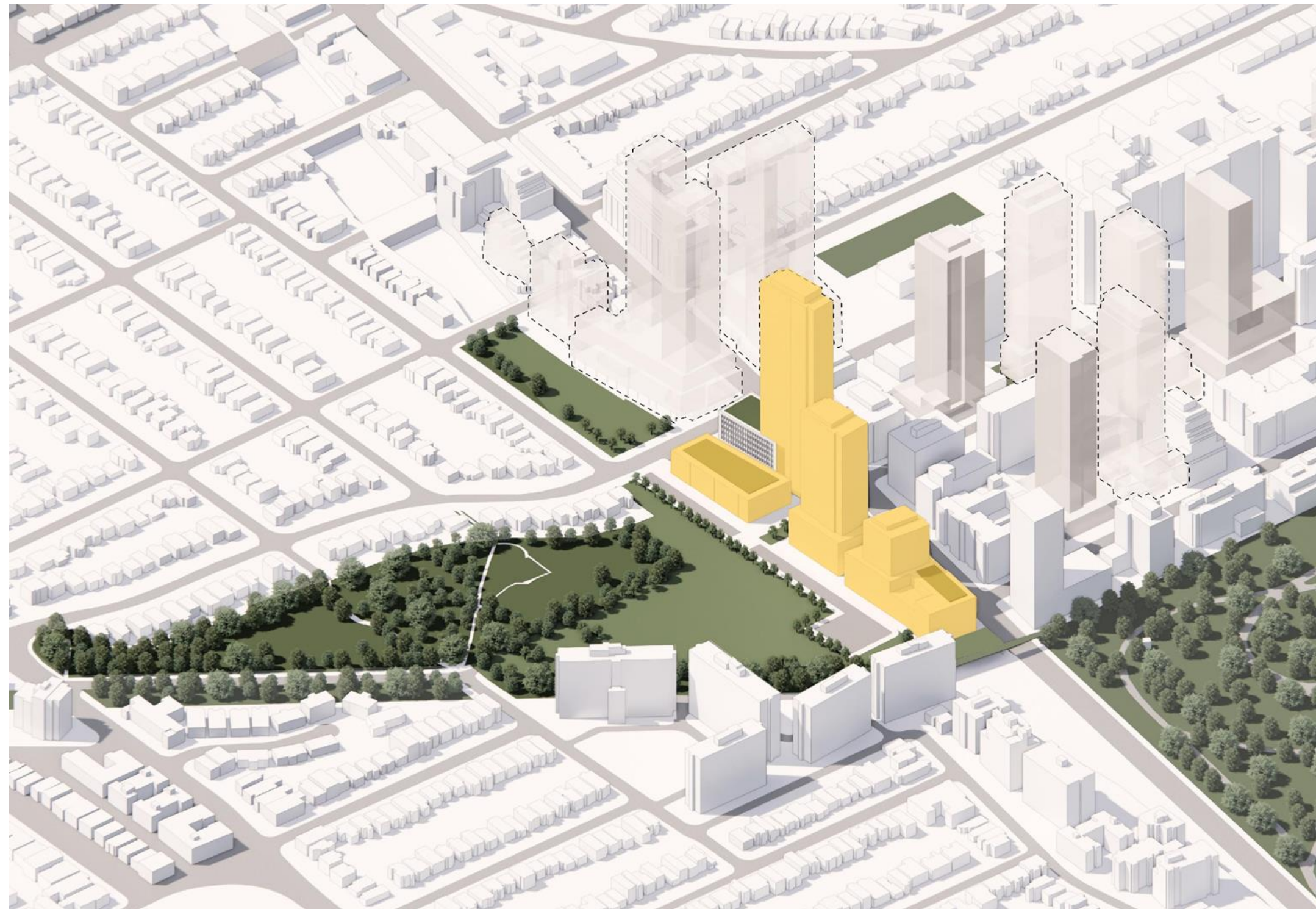




# Aerial View looking North East

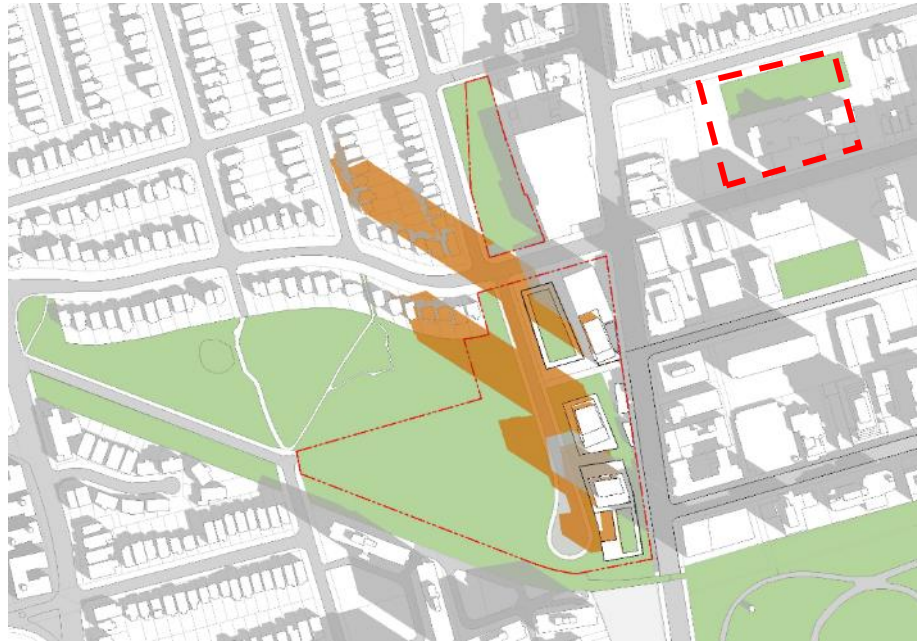
## LEGEND

-  Approved Development
-  Under Review Development
-  1900 Yonge and Davisville Yard Future Development





# Shadow studies – March 21 (10 hours)



09:18 am



10:18 am



11:18 am



12:18 pm



01:18 pm



02:18 pm



# Shadow studies – March 21 (10 hours)



03:18 pm



04:18 pm



05:18 pm



06:18 pm



# Shadow studies – September 21 (10 hours)



09:18 am



10:18 am



11:18 am



12:18 pm



01:18 pm



02:18 pm



# Shadow studies – September 21 (10 hours)



03:18 pm



04:18 pm



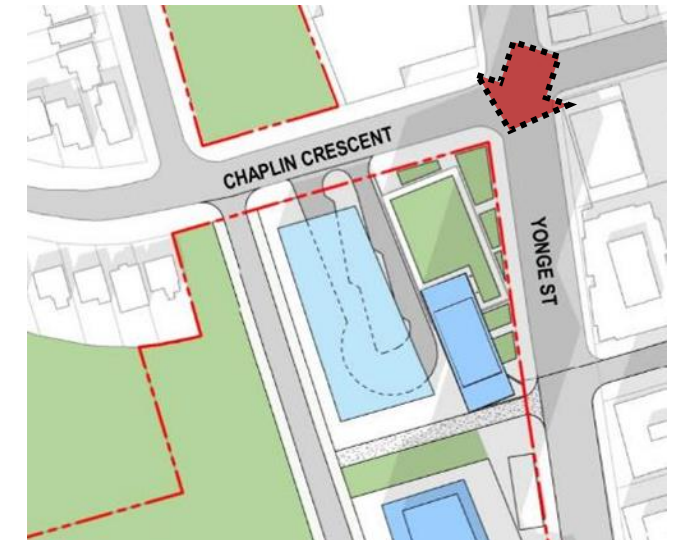
05:18 pm



06:18 pm

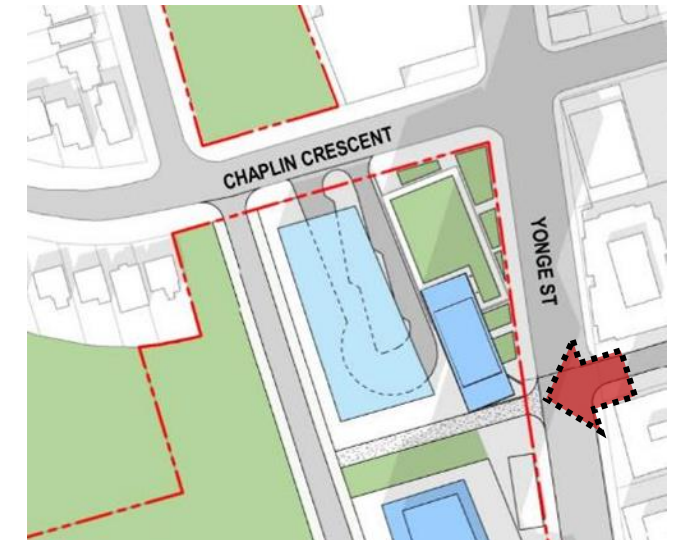


# Street View – Looking at Davisville Square and Yonge Street



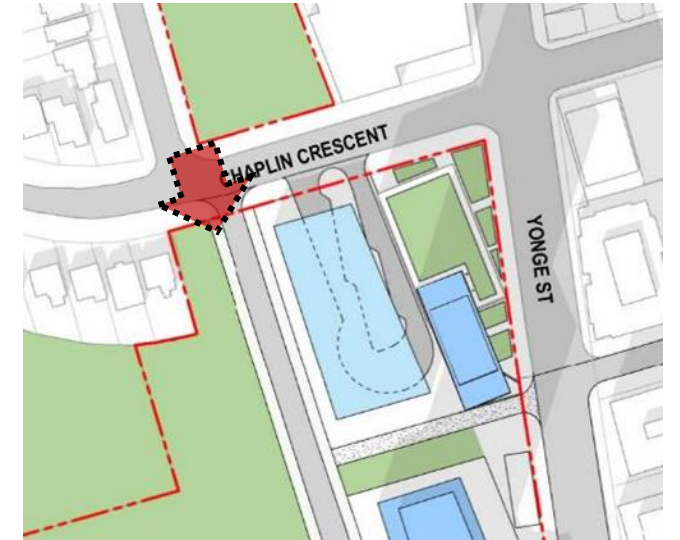


# Street View – Looking west towards the park



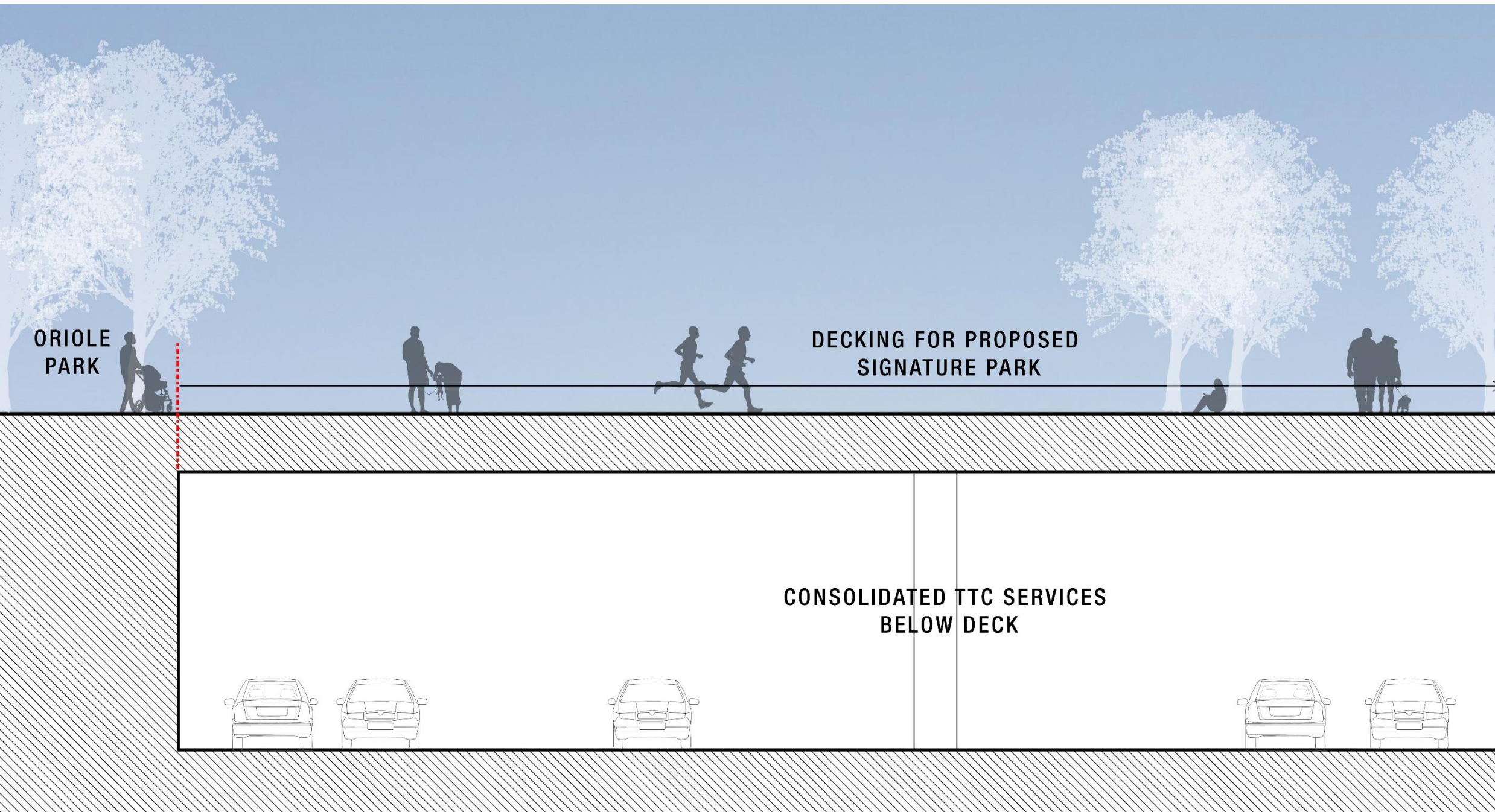


# Street View- Looking at park from Chaplin Crescent



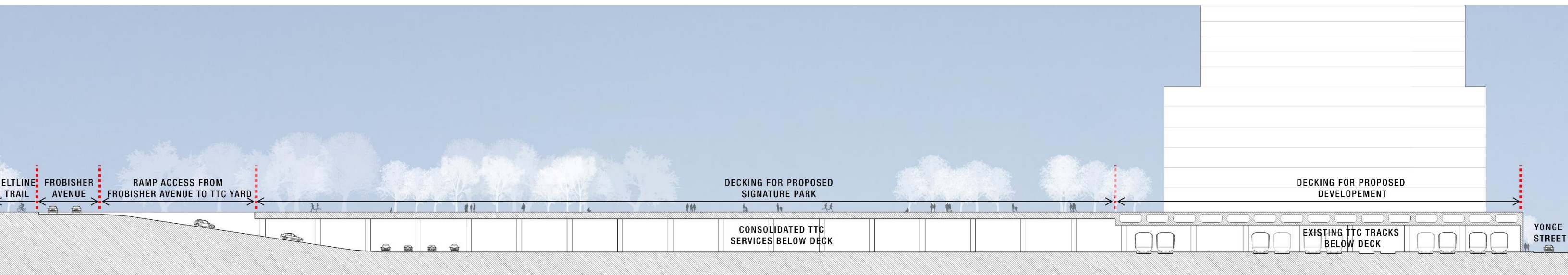


# Section at Oriole Park



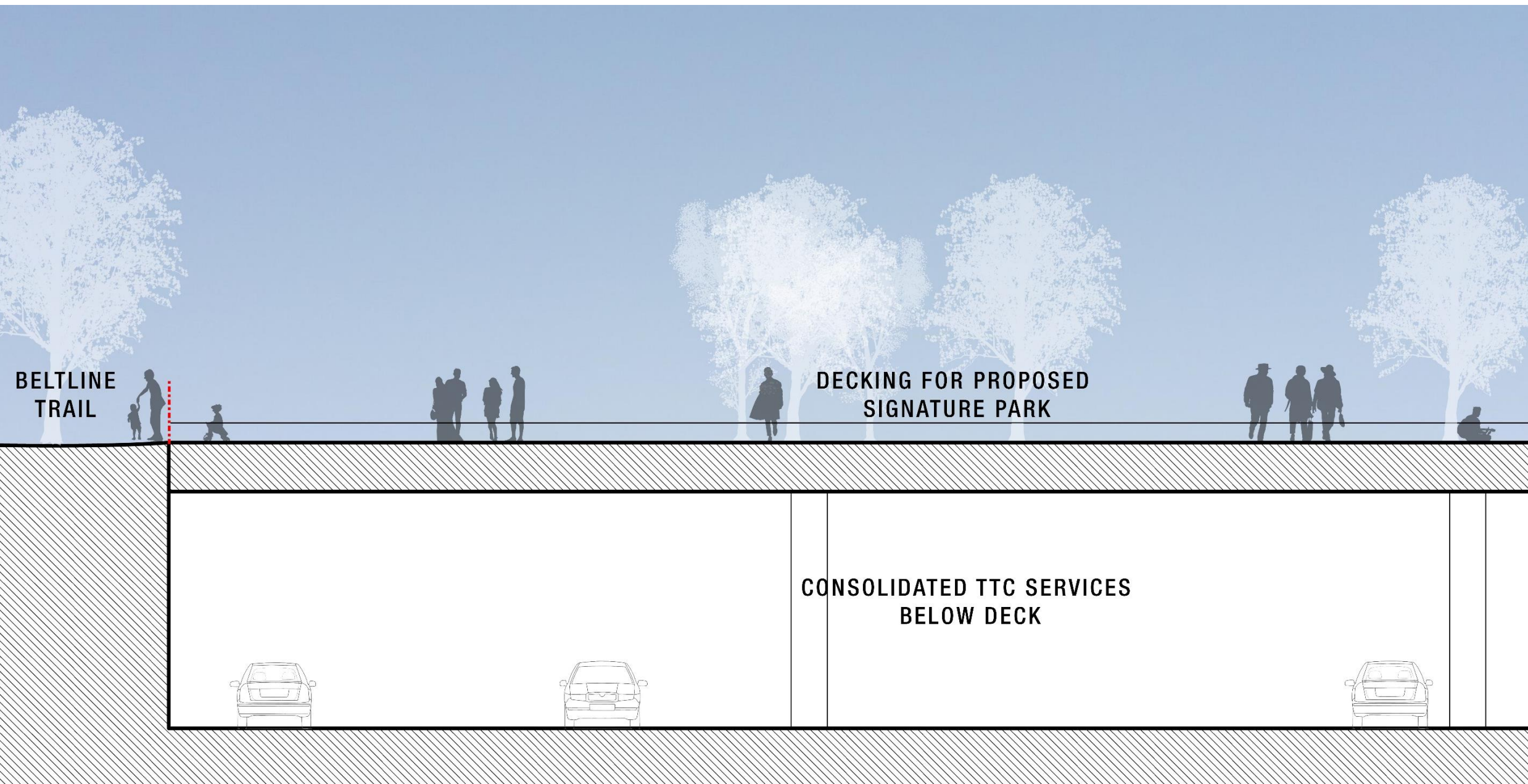


# Section east-west through the site





# Section at Kay Gardner Beltline Trail





# Existing Site

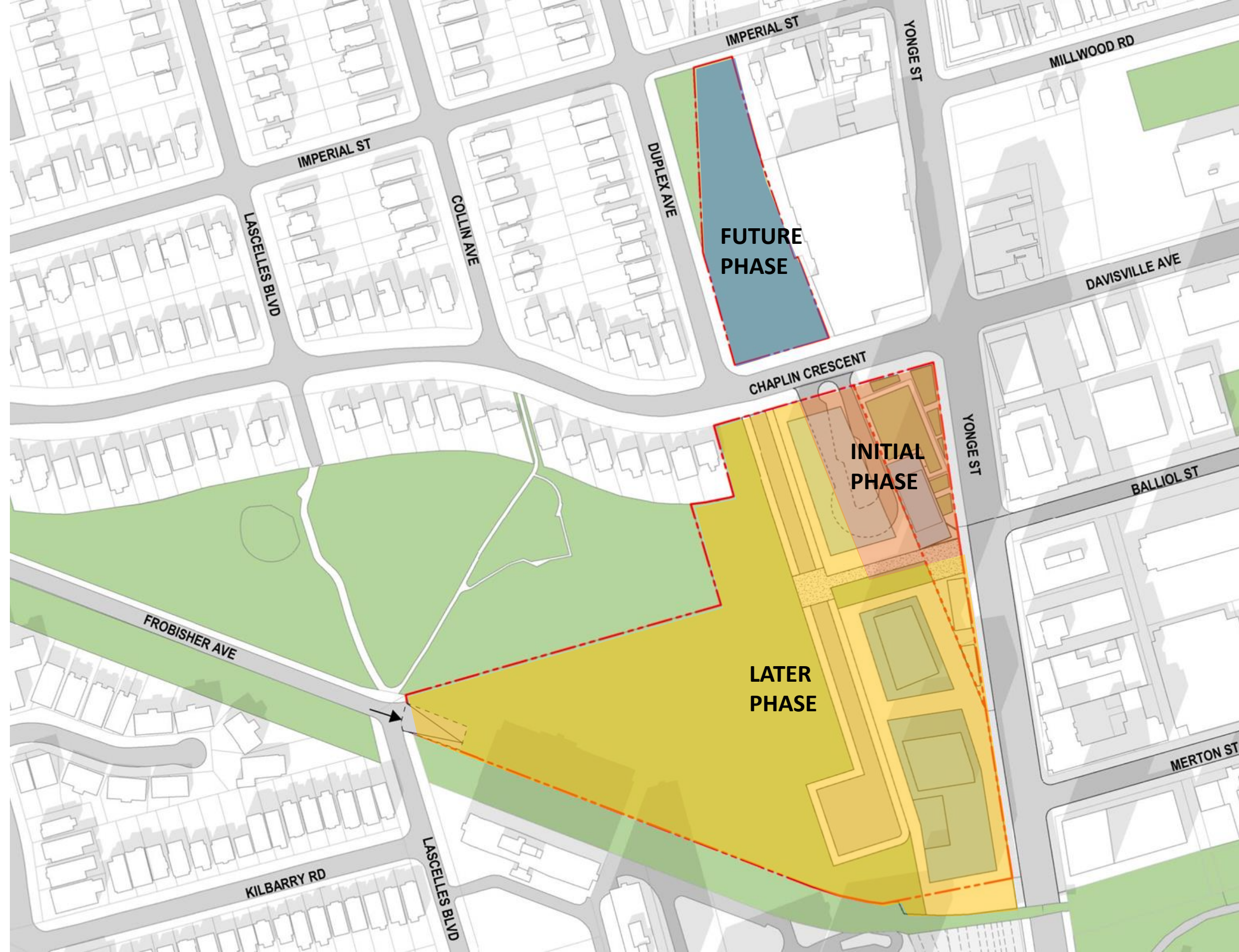
## LEGEND

1. TTC trench
2. 1900 Yonge site
3. Carhouse
4. Davisville railyard





# Phasing



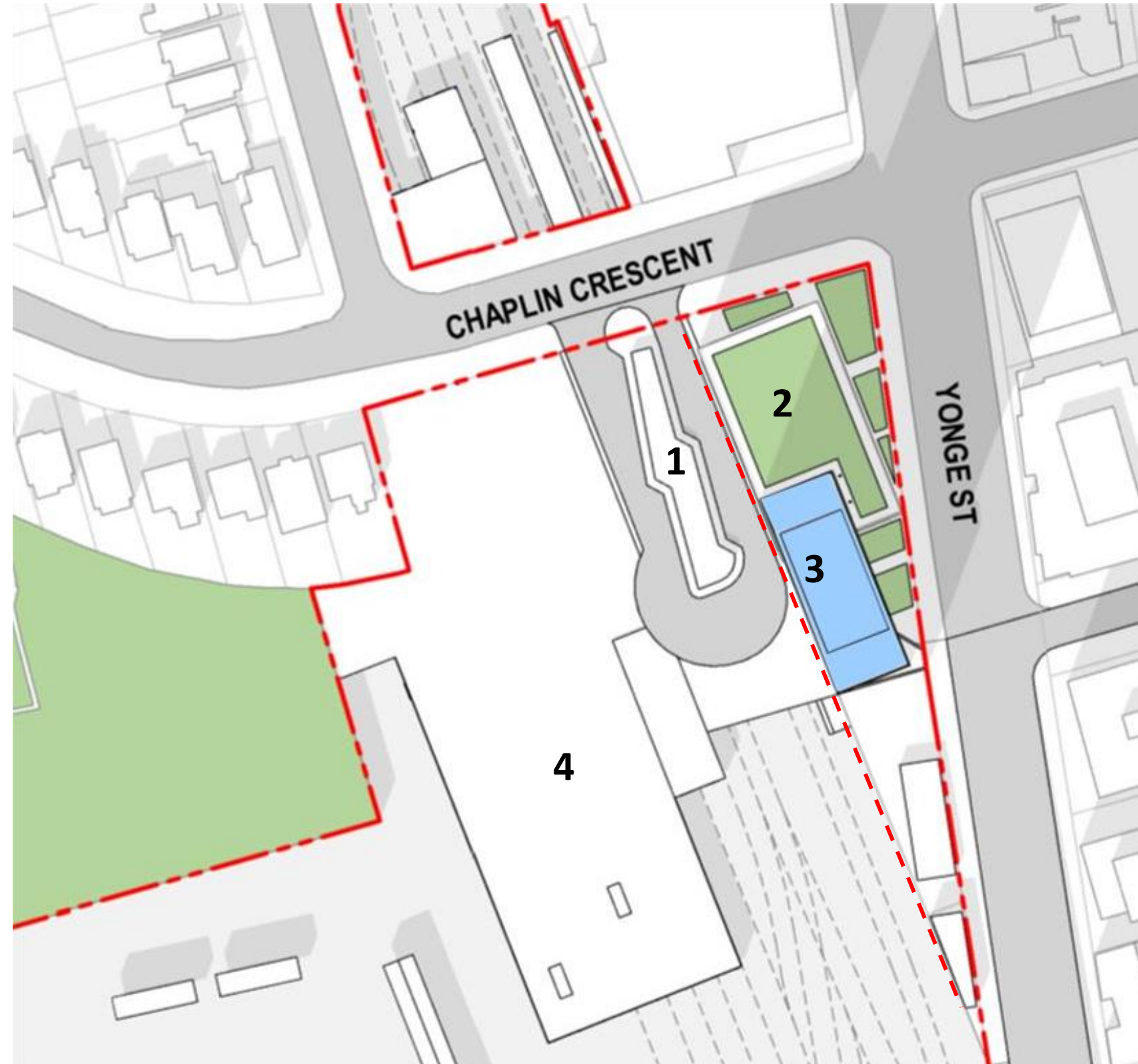


# Location of the Bus Loop

- *Relocation of the bus loop will be further studied and determined in Phase 2 Feasibility study. Temporary Bus loop relocation may be required.*

## LEGEND

1. Future bus loop location
2. McBrien building
3. 1900 Yonge development
4. Carhouse roof





# Final Condition

## LEGEND

1. >1 ha new Signature Park
2. Parkland
3. Community Space over bus loop
4. McBrien building
5. 1900 Yonge Development
6. Pedestrian access
7. Tall and Mid Rise Development
8. Service and access road
9. Oriole Park
10. The Beltline Trail

- Preferred option to provide basis for Phase 2 costing purposes, and is subject to change following further analysis.







1900 YONGE



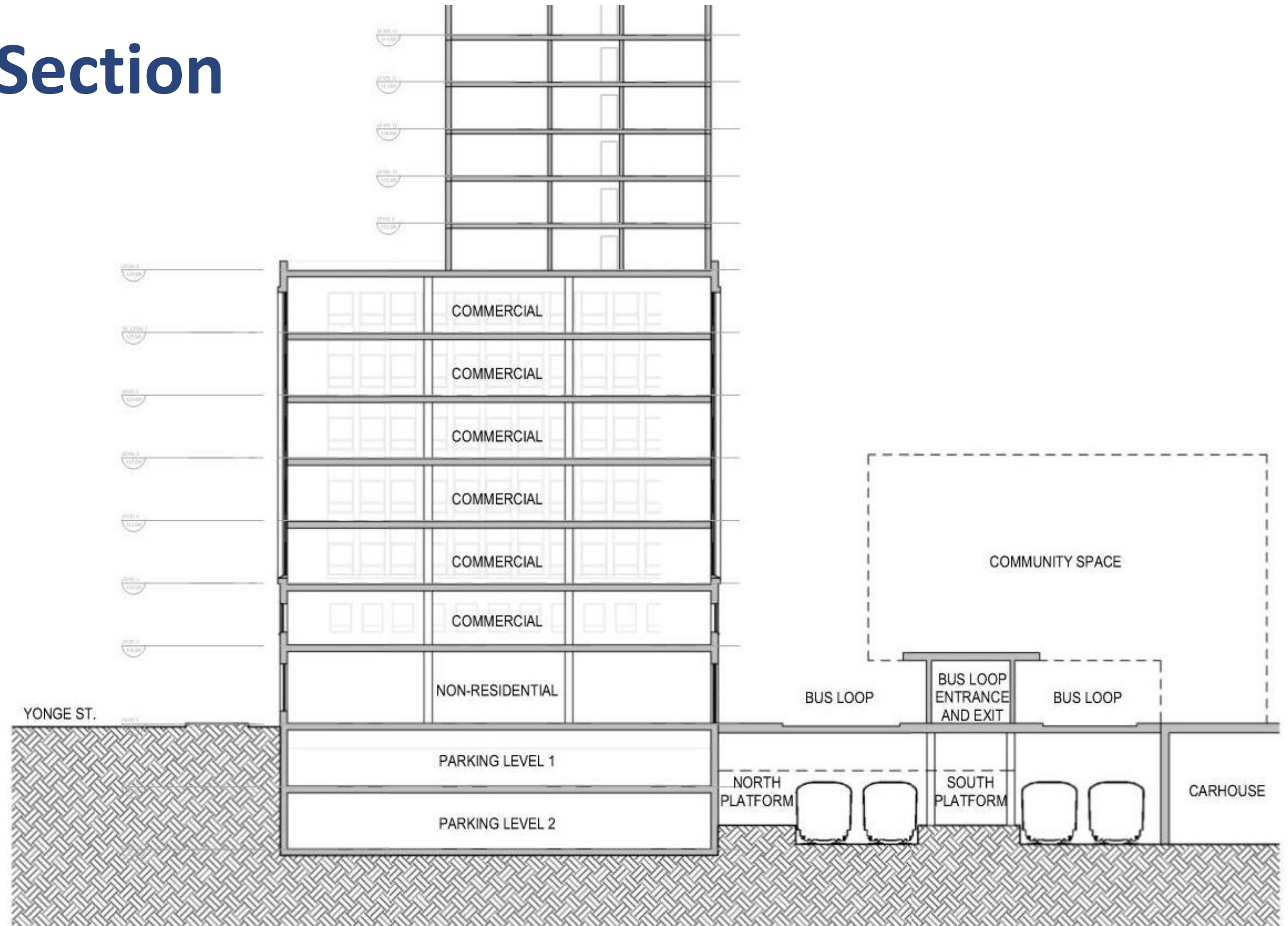


# 1900 Yonge Ground Floor Plan



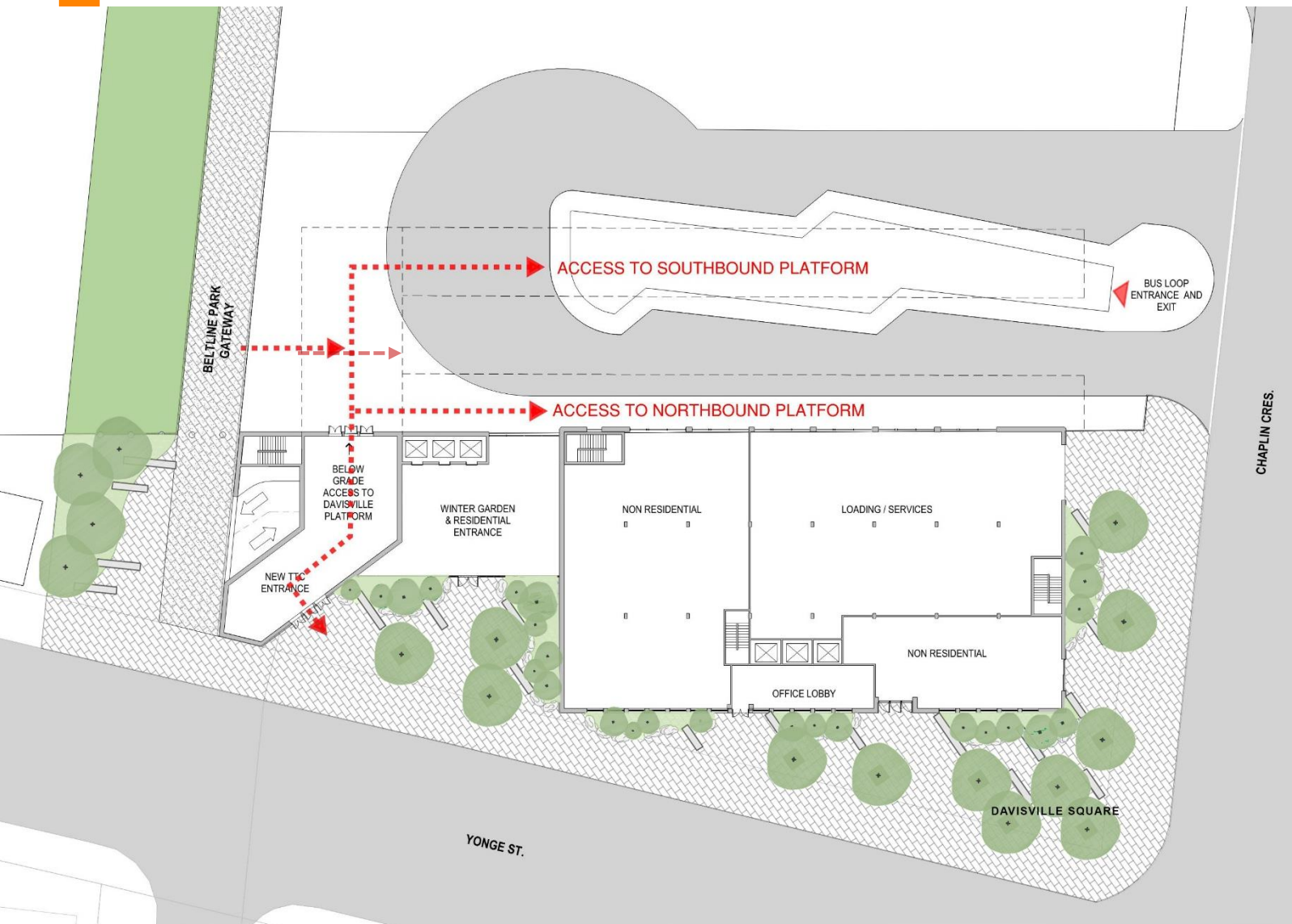


# 1900 Yonge Section

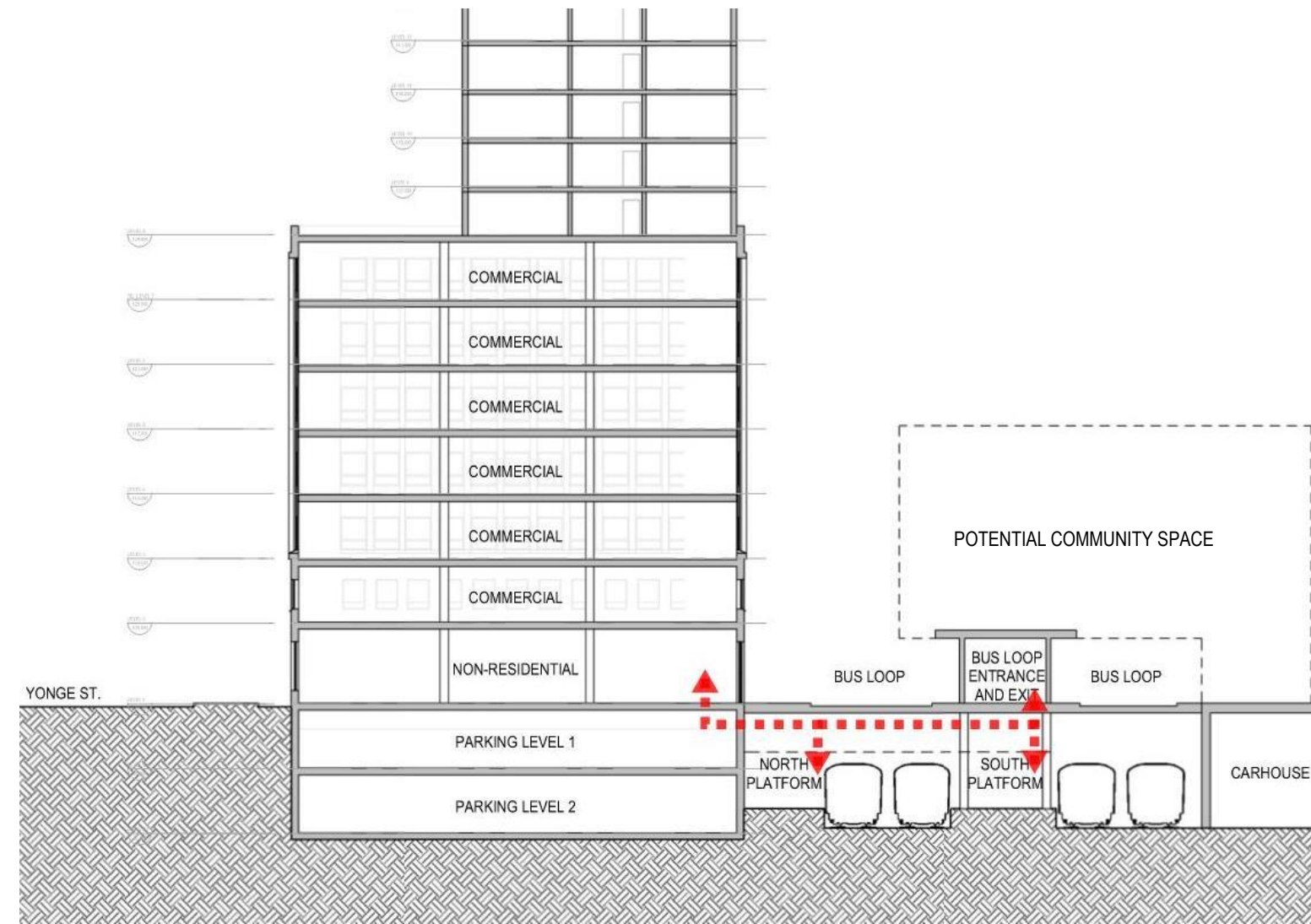




# 1900 Yonge Pedestrian Circulation



Plan showing access to Davisville platform



Section showing access to Davisville platform



# 1900 Yonge and Davisville Yard – Potential Development Statistics

## 1900 Yonge

- Residential - 27750 sq.m (74%)  
(including Affordable Housing)
- Commercial – 8400 sq.m (22%)
- Non-Residential – 1400 sq.m (4%)

## Davisville Yard

- Residential - 33,000 sq.m (52%)  
(including Affordable Housing)
- Commercial – 17,840 sq.m (28%)
- Non-Residential – 13,030 sq.m (20 %)



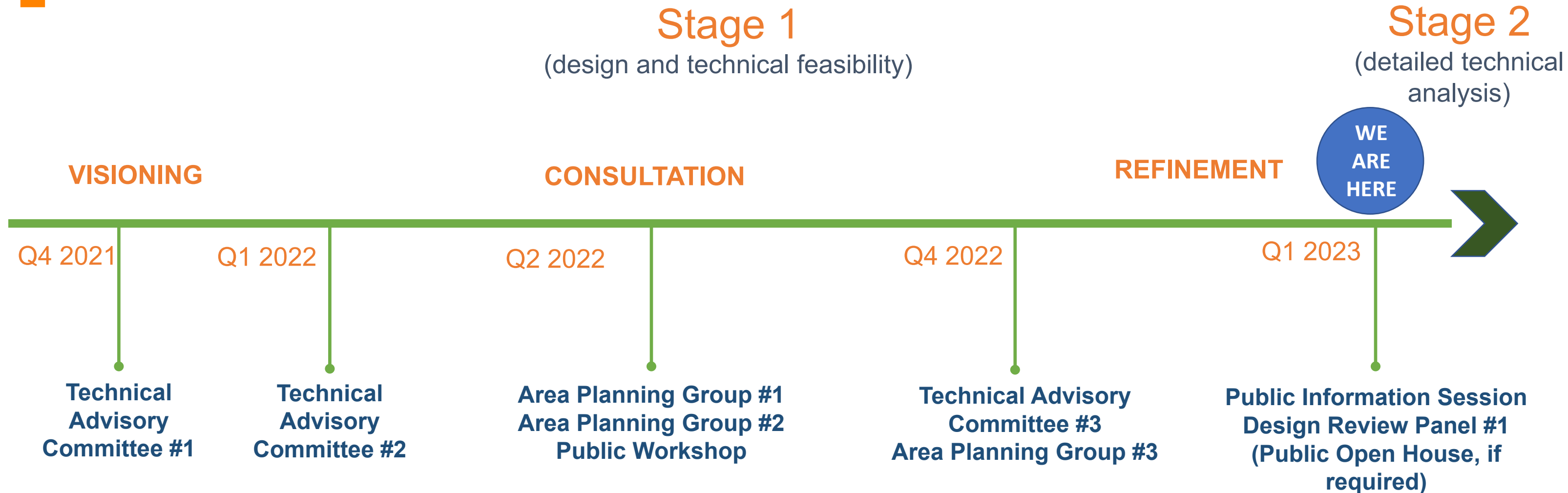


# NEXT STEPS





# Consultation





# Next Steps







# Contact

**Email:** [readysetmidtown@Toronto.ca](mailto:readysetmidtown@Toronto.ca)

**Website:** [www.toronto.ca/nextstopdavisville](http://www.toronto.ca/nextstopdavisville)





THANK YOU

