

# Vision and Guiding Principles Report

1900 Yonge and Davisville Yard

April, 2023



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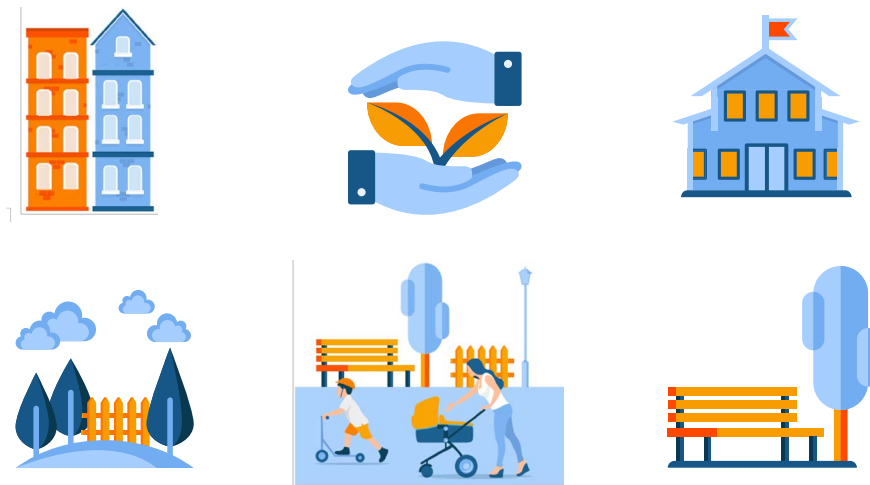
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# 1.0 Introduction

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## 1.1 Purpose and Methodology

The purpose of the Vision and Guiding Principles report is to provide overarching direction and themes for future decking and development of the Davisville Yard and 1900 Yonge sites. Throughout the winter and spring of 2022, the project team conducted a series of stakeholder engagement meetings to establish and incorporate valuable feedback on this core set of Guiding Principles. Stakeholder groups included various TTC working groups, City of Toronto staff, local resident and community groups and the Ward Councillor's office. The Next Stop: Davisville Vision Statement and Guiding Principles build on the vision and objectives laid out in the Yonge-Eglinton Secondary Plan and the ModernTO initiatives. Input from both stakeholders and community engagement meetings ultimately informed the final Vision Statement and Guiding Principles presented in this document.



**Image 1.** City of Toronto icons

## 2.0 Vision Statement

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### 2.1 Vision Statement for 1900 Yonge and Davisville Yard

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 may 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.



**Image 2.** Rendering of Yonge Street Squares Extension

## 3.0 Guiding Principles

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### 3.1 Guiding Principles for 1900 Yonge

The 1900 Development shall:

1. Respect and **CONSERVE** the heritage characteristics of 1900 Yonge.
2. **BALANCE** development impacts on the public realm with benefits to the community.
3. Provide **NEW CIVIC ENTRANCE** to the Davisville TTC Station with improved access to transit and seamless bus and subway connections.
4. Incorporate **RESIDENTIAL DEVELOPMENT**.
5. Develop an appropriate mix of market and **AFFORDABLE** rental housing.
6. Strengthen Midtown's **EMPLOYMENT OPPORTUNITIES**.



**Image 3.** 1900 Yonge Site

## 3.0 Guiding Principles

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### 3.1 Guiding Principles for 1900 Yonge

#### 3.1.1 Conserve

- Conserve and reflect the materiality of the McBrien Building through the use of similar material and podium heights for adjacent developments.
- Provide appropriate setbacks and stepbacks from the heritage façade of the McBrien Building.
- Preserve views to and from the building to the adjacent neighbourhoods and street corners.



**Image 4.** McBrien Building

# 3.0 Guiding Principles

## 3.1 Guiding Principles for 1900 Yonge

### 3.1.2 Balance Public Realm Impacts

- Refrain from placing density in close or direct proximity to existing public elements like parks and squares.
- Limit the impacts of new shadows on adjacent neighbourhoods and parks through considered building heights and placements.
- Through phasing or placement of buildings on site, limit the impact of decking and development on transit and accessibility.

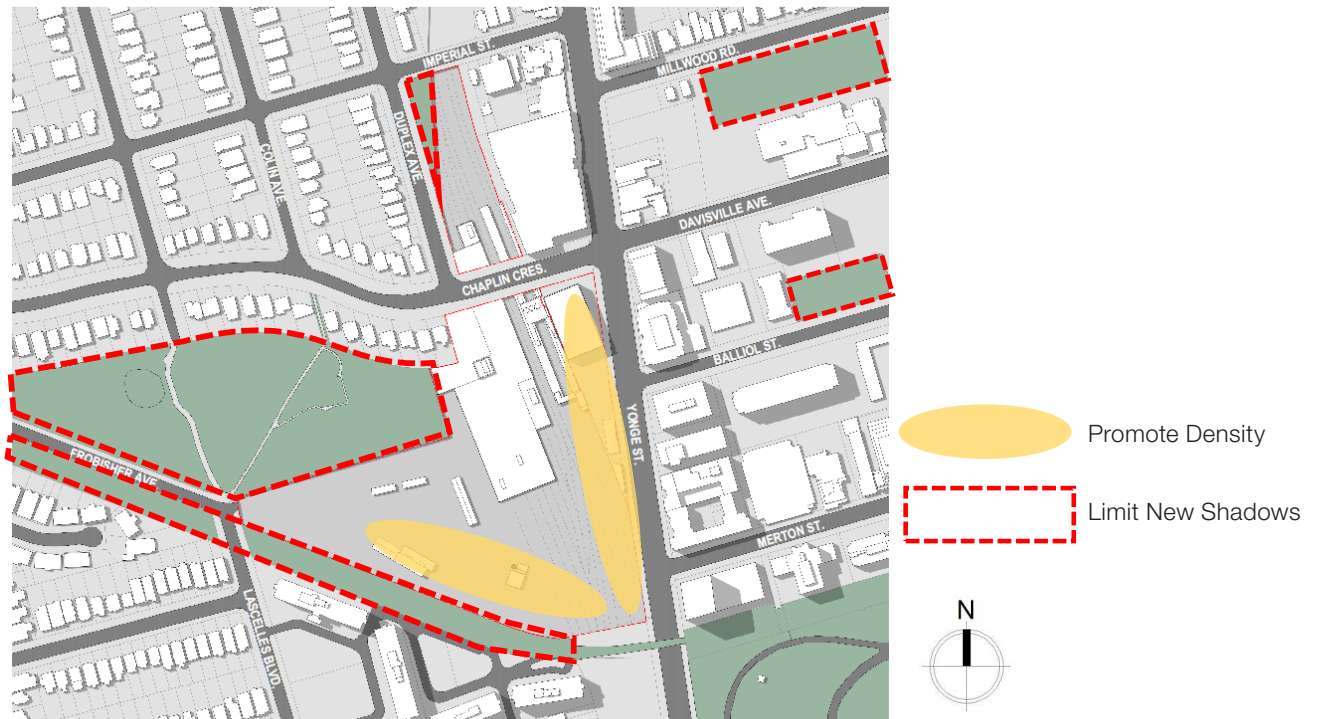


Figure 1. Site Plan showing nearby public elements

## 3.0 Guiding Principles

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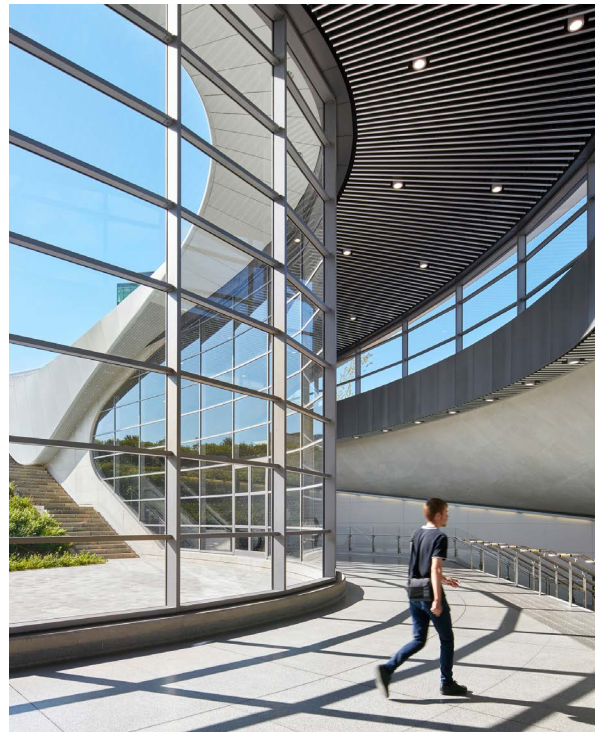
### 3.1 Guiding Principles for 1900 Yonge

#### 3.1.3 New Civic Entrance

- Provide a new and prominent civic entrance for Davisville Subway Station.
- Improve access to bus and subway systems.
- Celebrate the history of Davisville subway station while establishing it as a current and future transit hub for the Mid-Town area.



**Image 5.** 33 Bloor East, TTC Entrance



**Image 6.** York University Subway Station



## 3.0 Guiding Principles

### 3.1 Guiding Principles for 1900 Yonge

#### 3.1.4 Residential Development

- Explore the potential for residential development on site in proximity to transit.
- Direct new density towards the intersection of Yonge Street and Davisville Avenue.



**Image 7.** Draft Concept of the Proposed King - Bathurst Station Site

# 3.0 Guiding Principles

## 3.1 Guiding Principles for 1900 Yonge

### 3.1.5 Affordability

- Develop an appropriate mix of market and affordable rental housing in any residential development proposed for the 1900 Yonge site.
- Set affordable housing targets for residential developments in line with Council direction.



Image 8. HousingTO 2020-2030 Action Plan

## 3.0 Guiding Principles

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### 3.1 Guiding Principles for 1900 Yonge

#### 3.1.6 Employment Opportunities

- Strengthen Midtown’s employment opportunities.
- Foster a mix of office spaces, retail and community spaces to support a prosperous local economy centered around the Davisville Station transit hub.
- Prohibit the development of single use residential buildings on the 1900 Yonge Site.



**Image 9.** Rendering of CIBC SQUARE

## 3.0 Guiding Principles

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### 3.2 Guiding Principles for Davisville Yard

The Davisville Yard decking initiative shall:

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

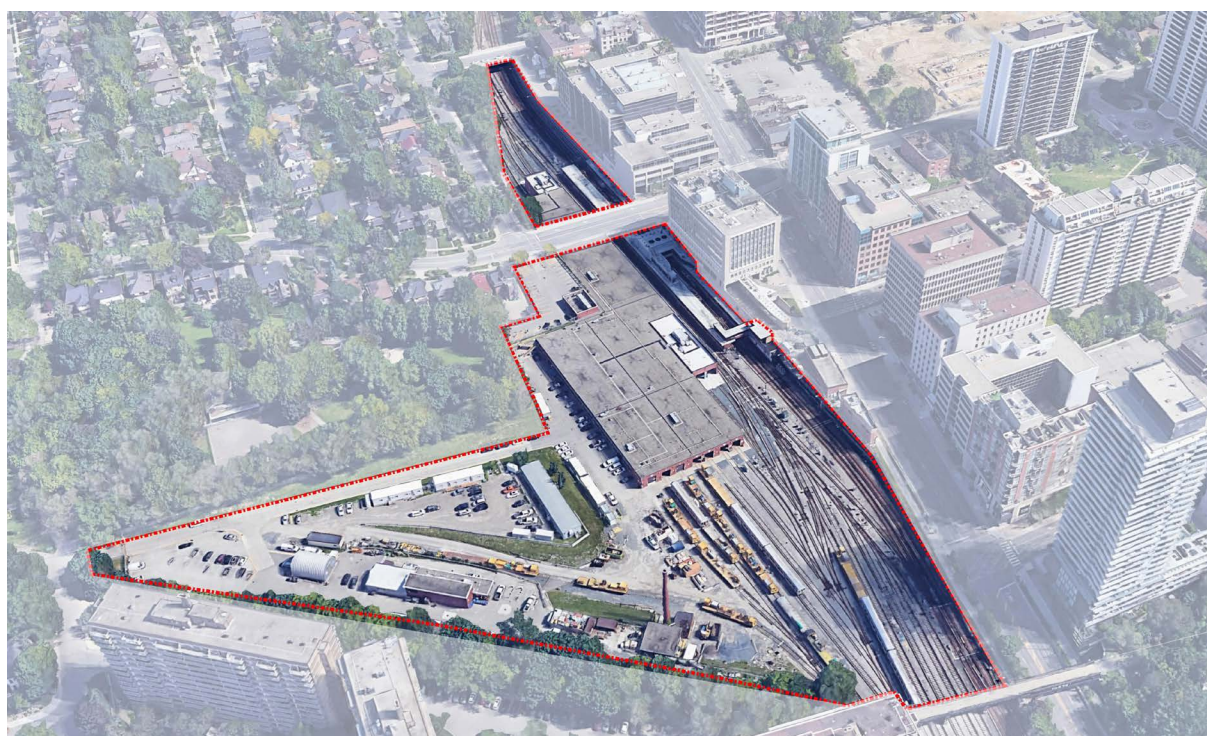


Image 10. Davisville Yard Site

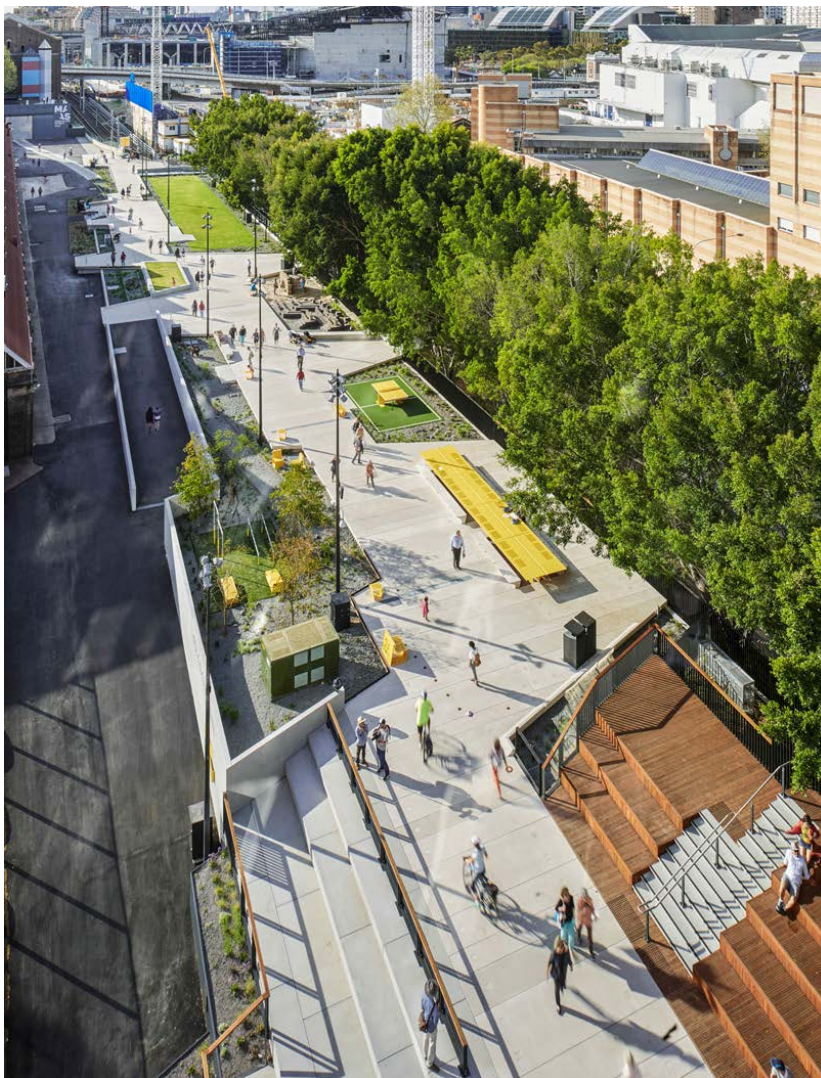
## 3.0 Guiding Principles

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### 3.2 Guiding Principles for Davisville Yard

#### 3.2.1 Signature Park

- Midtown is one of the fastest growing areas in the City with a low park supply. The Davisville Yard offers an opportunity to provide much-needed parkland and a range of facilities and programming to meet the needs of Midtown's diverse and fast-growing population.
- Deck over Davisville Yard to create a large, multi-functional park connected to an improved Oriole Park. Provide a range of passive and active programming.
- Deck over the TTC trench north of Chaplin Street to eventually create a linear park connection to Midtown north.



**Image 11.** The Goods Line, Sydney, Australia CHROFI with ASPECT Studios

## 3.0 Guiding Principles

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### 3.2 Guiding Principles for Davisville Yard

#### 3.2.2 Connectivity

- In addition to providing park space, a large park has a transformative potential in creating new pedestrian and cyclist connections currently not possible due to the TTC tracks and yard.
- Connections to Yonge St. and adjacent east-west streets are especially critical as these provide a route from the southeast quadrant of Midtown which has the lowest park supply.
- Provide appropriate and accessible transitions at all connection points to, and across the site.



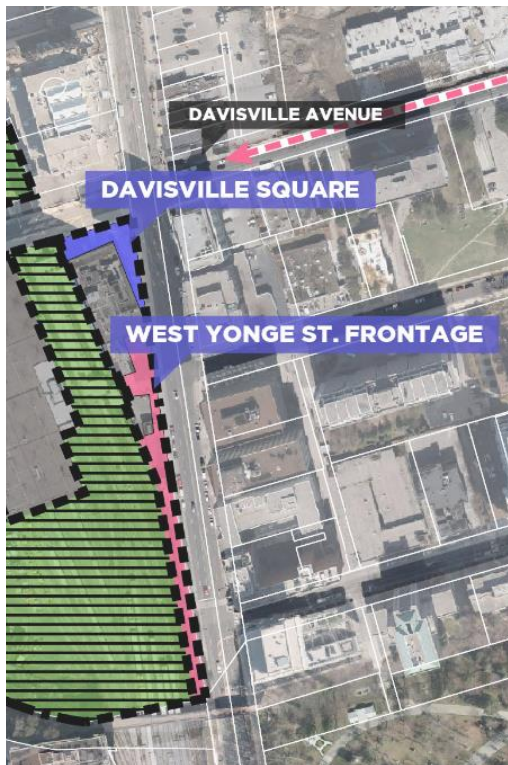
**Image 12.** The High Line, New York

# 3.0 Guiding Principles

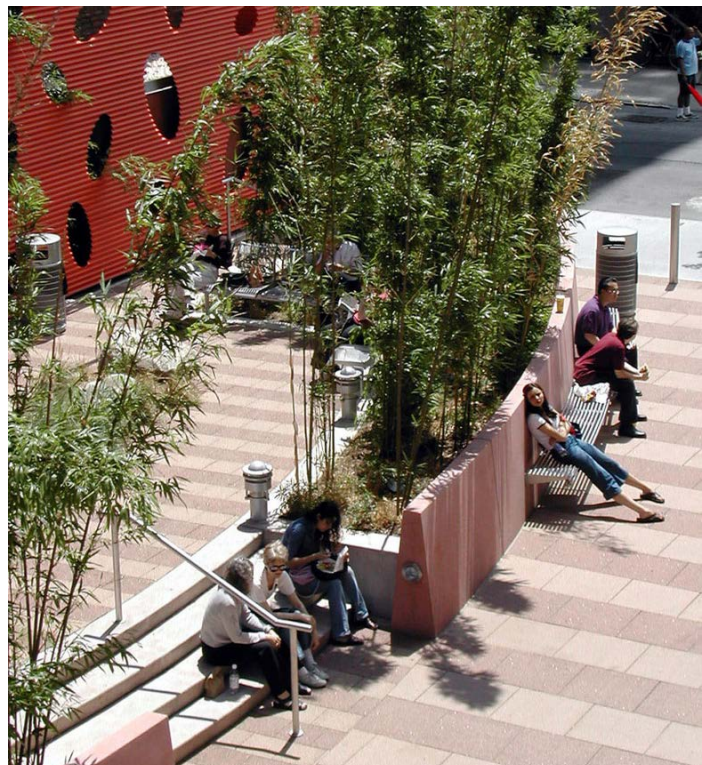
## 3.2 Guiding Principles for Davisville Yard

### 3.2.3 Public Realm

- Create an urban square at Yonge and Davisville to act as a gateway to the Davisville Station Core area.
- Improve pedestrian safety and provide space for seating and gathering in the public realm.
- Enhance way finding in and out of Davisville Station.
- Thoughtfully integrate at-grade commercial and community spaces to activate the west side of Yonge Street.



**Image 13.** Yonge Square Extension



**Image 14.** Capitol Plaza, New York

## 3.0 Guiding Principles

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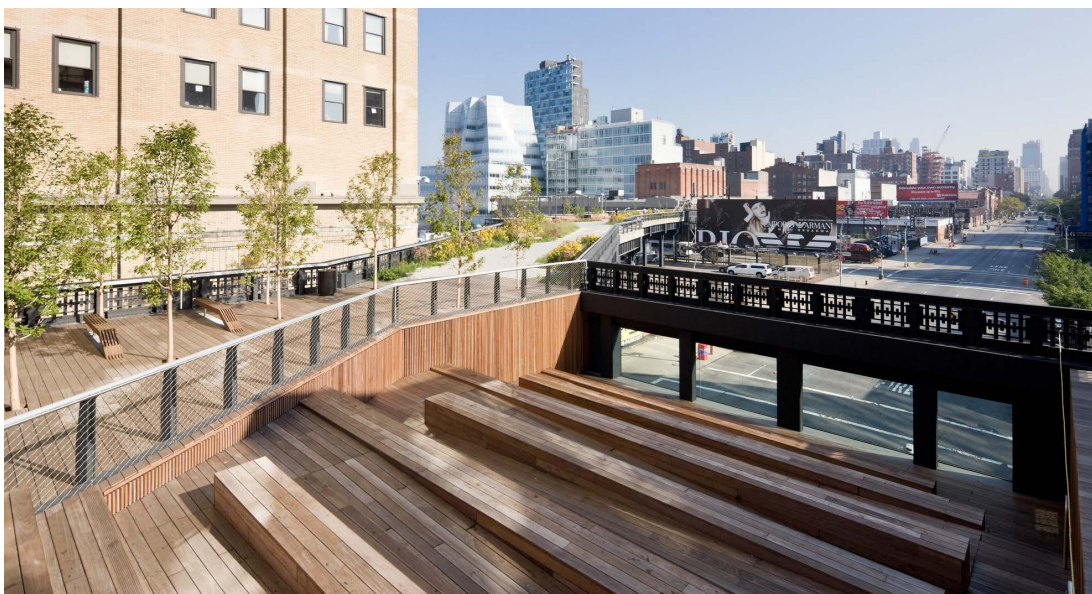
### 3.2 Guiding Principles for Davisville Yard

#### 3.2.4 Heritage

- Interpret heritage via creative placemaking opportunities through strategies such as the opportunity to incorporate public art and signage, and experientially through landscape design.
- Implement creative placemaking strategies to turn grading challenges into opportunities for experiences unique to the site.



**Image 15.** Evergreen Brick Works, Toronto



**Image 16.** The Tenth Avenue Square, New York`



## 3.0 Guiding Principles

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### 3.2 Guiding Principles for Davisville Yard

#### 3.2.5 Sustainability

- Employ design excellence by using high-quality material and technologies to ensure resiliency of new critical green infrastructure.
- Pay close attention to soil mixes and soil cells to create favourable conditions for plant growth.
- Integrate innovative stormwater strategies and waterproofing.
- Invest in high-quality native plants.



**Image 17.** Evergreen Brick Works, Toronto

## 3.0 Guiding Principles

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### 3.2 Guiding Principles for Davisville Yard

#### 3.2.6 Housing

- Explore opportunities for housing where appropriate on the Davisville Yard site.
- Expand opportunities for new affordable housing in rental and/or ownership models.
- Provide a potential source of funding to offset park and related decking costs.



**Image 18.** College Street Mid - Rise, Toronto

## 3.0 Guiding Principles

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### 3.2 Guiding Principles for Davisville Yard

#### 3.2.7 Integration of TTC Operations

- Integrate, support and explore the expansion of TTC operations through consolidation of infrastructure currently spread out across the Davisville Yard.
- Protect and enhance existing and future/expanded subway train storage and maintenance functions within the Davisville Yard and surrounding area.
- Consolidate office and maintenance buildings into new purpose-built facilities below, or contained within the deck itself.
- Consolidate parking, both maintenance and commercial, below any decking proposal.



**Image 19.** Davisville Yard Infrastructure

## 3.0 Guiding Principles

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### 3.2 Guiding Principles for Davisville Yard

#### 3.2.8 Financial Viability

- Provide opportunities for development and density across the site to contribute to the overall costs of constructing a signature park and decking.



**Image 20.** Sherbourne Common

## 4.0 Conclusion

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### 7 Conclusion and Next Steps

The Vision and Guiding Principles Report outlines the overall vision for the project and values that will help guide the redevelopment of the project through all development stages. Visioning workshops with the community and project team in 2022, helped arrive at the vision and guiding principles listed out in this report. This report will be followed by a detailed strengths, opportunities and constraints study to assess the site's potentiality and challenges to achieve the vision for the project.

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