



STAFF REPORT FOR ACTION

Hillcrest Complex – Property Study

Date:	November 30, 2016
To:	TTC Board
From:	Chief Executive Officer

Summary

This report outlines a plan for staff to proceed with a property study for the TTC's long term use of the Hillcrest Complex property, located at 1138 Bathurst Street. While the TTC's use of the Hillcrest yard is integral to providing effective transit in the City, there may be potential for redevelopment at the periphery of the site to maximize TTC's use of the property. Recent interest, expressed by the TTC Board, in TTC's long term use of this site requires staff to carry out this study to determine the full potential of the property. This report also outlines the historical context and zoning regulations of Hillcrest Complex.

Recommendations

It is recommended:

1. That staff report back to the Board with the results of the Hillcrest Complex Property Study by the end of 2017.

Financial Impact

Sufficient funds, estimated at \$75,000, are included in the 2017 Operating Budget that was submitted to the TTC Board on November 21, 2016. The funds will be used to engage a consultant to carry out an analysis of the redevelopment potential of the peripheral areas of Hillcrest Complex.

The Chief Financial & Administration Officer has reviewed this report and agrees with the financial impact information.

Decision History

At its meeting of September 28, 2016 the Board approved the “Streetcar Way Modernization Plan”, which required the construction of a new permanent Streetcar Way facility in Hillcrest Complex.

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2016/September 28/Reports/7 Streetcar Way Modernization Plan deferred report.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2016/September%2028/Reports/7%20Streetcar%20Way%20Modernization%20Plan%20deferred%20report.pdf)

Issue Background

Hillcrest Complex was purchased by the TTC in 1921 due to its central location within the City’s streetcar network (Bathurst Street north of Dupont Street and south of Davenport Road). Presently Hillcrest Complex is one of the key operating yards of the TTC containing multiple essential operating functions that are in operation 24 hours a day and 7 days a week. As shown in Attachment 1, Hillcrest Complex contains eight principle buildings with auxiliary outdoor work/storage and staging space, which house the following functions:

Building Name	TTC Use
J.G. Inglis	Subway Operations, Plant Maintenance, Training & Development
Subway Operations	Plant Maintenance
Support Services	Subway Operations, Plant Maintenance
D. Gunn	Subway Operations
Davenport Garage	Bus Maintenance (offices), Materials & Procurement
Harvey Shops	Streetcar Maintenance
Duncan Shop	Materials & Procurement, Bus and Non-Revenue Vehicle Maintenance
Patten	Subway Operations

Accessibility/Equity Matters

This report has no accessibility or equity impact.

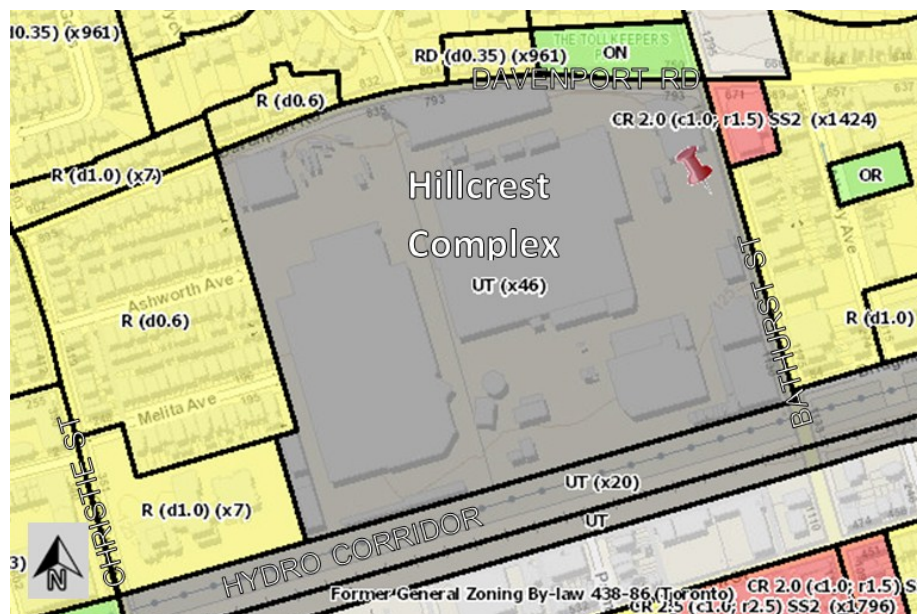
Comments

Hillcrest Complex is located at 1138 Bathurst Street, consisting of approximately 32 acres (13 hectares), with approximate roadway frontages of 270 metres on Bathurst Street and 420 metres on Davenport Road. Hillcrest Complex is flanked by Bathurst Street to the east, Davenport Road to the north, low density residential uses to the west, and Hydro One corridor lands to the south. As such, the size of Hillcrest Complex is constrained due to the surrounding land uses and roadways.

The property is designated as Employment Area under the City of Toronto's Official Plan. The Official Plan states that "Employment Areas are places of business and economic activity. Uses that support these functions consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers." Hillcrest Complex is predominately surrounded by residential neighbourhood uses to the west, east, and north and bound to the south by the hydro and railway utility corridor.

The property also falls under the new City-Wide Zoning By-Law 569-2013. The Hillcrest Complex property is zoned Utility and Transportation (UT x46), shown in Graphic 1 below. The TTC uses situated within Hillcrest Complex are in conformity with the Transportation Use category of the zoning by-law. Transportation Use means the use of premises or facilities for the operation of a mass transit system or a transportation system that is provided by, or on behalf of, the City of Toronto.

Graphic 1: City-Wide Zoning By-Law 569-2013 – Hillcrest Complex Zoning



The existing buildings that are on the property are in conformance with the zoning by-law. The Inglis building, identified in Attachment 1, has a height restriction of 17.5 metres (approximately 4-5 storeys) and the remainder of property has a height restriction of 14 metres (approximately 3-4 storeys). Hillcrest Complex is predominantly occupied by buildings, outdoor storage/work areas, and parking areas. The existing site buildings make up a floor space index density of 0.84 whereas the maximum density permitted is 1.0. The density of the site will increase to 0.86 once the new Streetcar Way facility is constructed.

The TTC’s use of the Hillcrest Complex is integral to providing effective transit in the City. Hillcrest Complex is a large property that is situated in a key central location in the City. The TTC must continue to ensure that the property is utilized to its fullest potential. The following are project procurements, which reports are also before the Board at the November 30, 2016 meeting, that are directly related to current improvements needed at Hillcrest Complex:

Contract	Amount (\$millions)	Status
Duncan Shop Ventilation Upgrade, Supply and Install Monorail Crane, and Bus Hoist Replacement Phase 1 (M1-115)	\$36.7	Pending Approval – November 30, 2016
Specified Option 2 for Bus Hoist Replacement Phase 1 (M60-78)	\$4.8	
Streetcar Way Facility Replacement and Harvey Shop Loading Dock (M7-2)	\$27.7	Pending Approval – November 30, 2016

The redevelopment potential of further TTC uses at Hillcrest Complex lies around the periphery of the property, fronting onto Bathurst Street and Davenport Road. This is in the location of the J.G. Inglis, Support Services, Patten, and Davenport Garage buildings as shown on Attachment 1. The above noted contracts do not impact these potential redevelopment areas and are required in order to maintain effective operations at Hillcrest Complex.

Any increase in the redevelopment of the periphery of the property for TTC’s long term use will need to consider the Employment land-use designation as well as have consideration for an appropriate interface with the surrounding area and internal operating functions with regards to height and use. In addition, staff has also submitted an application for Environmental Compliance Approval to the Ministry of the Environment and Climate Change for Hillcrest Complex to ensure environmental conformity in the future.

Staff intends on completing two areas of research that will allow the redevelopment of a long-term strategy for TTC's continued operational use of Hillcrest Complex and provide an understanding of the redevelopment potential of the property, as follows:

Item 1: Review the TTC operating functions of Hillcrest Complex

- Review and inventory existing uses within each building;
- Review and inventory outdoor storage and work functions;
- Review and inventory non-revenue and vehicle parking areas;
- Review necessary uses and buildings to be maintained and protected;
- Review appropriate location for TTC uses on the property in compliance with Ministry of the Environment and Climate Change regulations; and
- Review and identify areas of opportunity or constraint including vacant/underutilized areas (interior building space and external yard space) in Hillcrest Complex.

Item 2: Review and analyze the redevelopment potential of Hillcrest Complex

- Review building conditions to determine feasibility of redevelopment of the existing buildings at Hillcrest Complex for TTC's long term use;
- Review the redevelopment constraints of the property including the Official Plan, Zoning, land-use regulations, and give consideration to effective site circulation; and
- Analyze the redevelopment potential of the peripheral areas of the property for TTC's long term use and impact on the existing/future uses and built form immediately external to the property.

Item 2 noted above will require staff to engage TTC consultant services who will provide the analysis of the redevelopment potential of the peripheral areas of the property. These areas of research will be developed into a high-level plan for TTC's long term use of Hillcrest Complex that will be reported back to the Board by the end of 2017.

Contact

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Attachment

Attachment 1 – Hillcrest Complex Site Plan

#03078-31-242

Attachment 1 – Hillcrest Complex Site Plan

