



## **STAFF REPORT ACTION REQUIRED with Confidential Attachment**

### **Status and Future of Danforth Garage**

<b>Date:</b>	September 28, 2016
<b>To:</b>	TTC Board
<b>From:</b>	Chief Executive Officer
<b>Reason for Confidential Information:</b>	This report is about a proposed or pending acquisition or disposition of land for municipal or local board purposes and contains advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

### **Summary**

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The TTC Danforth Garage is located at 1627 Danforth Avenue within the southeast quadrant of the intersection of Danforth and Coxwell Avenues. The property was acquired in 1921 and is held under TTC ownership. It was originally developed to serve as a carhouse. In 1967, with the advent of the Bloor-Danforth subway and as buses became the more dominant public transit mode, the garage was renovated to enable it to store, fuel, repair and maintain buses. The majority of its garage functions were moved to a new facility on Comstock Road in 2002. The property remains the home of the Danforth Division Offices and since 2002, has been used for various other TTC functions such as warehousing and storage.

At the Board's meeting of February 25, 2016, Chair Colle submitted correspondence on behalf of City of Toronto Councillor McMahon requesting that the Chief Executive Officer of the TTC report to the September 28, 2016 meeting of the TTC Board on the Danforth Garage with regards to the current use of the property, its status and future. The purpose of this report is to respond to the Councillor's request. The TTC's recommendation with respect to the Danforth Garage property is provided in the Confidential Attachment to this report.

## **Recommendations**

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### **It is recommended that the TTC Board:**

1. Adopt the confidential recommendation in Attachment 1.
2. Authorize the public release of the confidential information and recommendation in Attachment 1, if a disposition of 1627 Danforth Avenue is finalized to the satisfaction of the TTC's Chief Financial & Administration Officer and General Counsel.

### **Financial Summary**

This report has no immediate financial impact beyond what has already been approved in the current year's operating and capital budgets. The Chief Financial & Administration Officer has reviewed this report and agrees with the financial impact information.

### **Accessibility/Equity Matters**

The recommendations contained in this report pose no accessibility or equity issues.

### **Decision History**

Refer to Committee of the Whole portion of the TTC Board Meeting held May 8, 2000 – Item 6 “Danforth Garage Site”

Decision: Approved

Refer to TTC Board Meeting No. 1805 held December 19, 2001 – Item 6 “Procurement Authorization Soil & Ground Water Remediation Danforth Garage Contract D8-12”

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2001/Dec 19 2001/Other/Procurement Authoriz.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2001/Dec%2019%202001/Other/Procurement%20Authoriz.pdf)

Decision: Approved

Refer to Committee of the Whole portion of the TTC Board Meeting held June 21, 2006 – Item 14 “Danforth Garage – Groundwater Seepage Issues and Legal Claims”

Decision: Adopted

Refer to Committee of the Whole portion of the TTC Board Meeting No. 1901 held September 18, 2008 – Item 1.c

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2008/Sept 18 2008/Reports/Danforth Garage Prop.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2008/Sept%2018%202008/Reports/Danforth%20Garage%20Prop.pdf)

Decision: Received

## **Issue Background**

The TTC's Danforth Garage is located at 1627 Danforth Avenue, and is bordered by Coxwell Avenue to the west, Danforth Avenue to the north and Hillingdon Avenue to the east. The property forms part of a commercial strip along Danforth Avenue and is otherwise surrounded by low density residential neighbourhoods. Coxwell Station on Line 2 is located directly across from the Danforth Garage. The details of the property are illustrated in Appendix A.

The property originally extended south to Woodrow Avenue, encompassing the entire city block. Since TTC's acquisition, portions of the property have been leased or sold. In 1988, the Toronto Public Library (TPL) leased approximately 0.213 acres at the northeast corner of the property on a 50-year lease with the TTC that expires in 2037 (1675 Danforth Avenue). This area is shown as Parcel B on the attached drawing. In 1987, the TTC entered into a 99-year lease with Martap Development 87 Limited (Martap) for the lease of the portion of the property shown as Parcel A on the attached drawing (1577 Danforth Avenue). That parcel was developed to house ground floor commercial/retail and five storeys of apartment residences that was sub-leased to Tobias House of Toronto Caring For People in the Spirit of St. Francis Incorporated (Tobias House). TTC is a party to this sublease. In addition, TTC transferred ownership of a strip of land fronting onto Woodrow Avenue to Martap for a residential development in return for the provision of 130 parking spaces in a garage for TTC employees under the development at 1577 Danforth Avenue, shown as Parcel D on Appendix A. The remaining portion of the property, shown as Parcel C, continues to be owned and used by the TTC for various functions as described in Table 1 below.

Over the years, there has been ongoing interest from the community in having the property declared surplus to the needs of the TTC and redeveloped, as it occupies a prominent corner in the East Danforth area and has some development potential.

## **Comments**

The Danforth Garage property can be divided into the following types of buildings/functions: divisional offices in the historic building on the property, former garage maintenance areas, trailers, surface parking areas for staff and a groundwater treatment facility. The total gross floor area of the division building and garage is approximately 70,000 square feet.

**Table 1 – Current Functions of Danforth Garage Property**

<b>Department/ Other</b>	<b>Function/ Service</b>	<b>Location Occupied/Area</b>
Danforth Subway Operations	400 Operators/Supervisors/Managers	Office area (1 <sup>st</sup> and 2 <sup>nd</sup> floors)
Station Operations	443 Collectors/Supervisors/Managers	Office area (1 <sup>st</sup> and 2 <sup>nd</sup> floors); Collector storage area in Garage
Danforth Subway Operations/ Stations Operations	22 Support staff for Operators/Collectors	Office areas (1 <sup>st</sup> and 2 <sup>nd</sup> floors)
Plant Maintenance - Operations	2 service persons to support material, equipment and tool storage function; subway ceiling cleaning facility	Approx. 12,000 sq. ft. within Garage plus 1 Trailer at rear of site
Plant Maintenance - Operations	1 part-time staff to perform/oversee environmental testing	Groundwater Treatment Facility at southwest corner of site
Construction Management	6 Construction site office staff	Trailers - To be removed by Fall, 2016
N/A	Vacant Space	Approx. 38,000 sq. ft. within Garage plus rear storage area of approx. 17,000 sq. ft. of outdoor storage area
Parking spaces	Approximately 100	Surface parking area
<b>Total</b>	<b>874 Staff</b>	

The division building is home to Danforth Subway Operations staff, including operators, supervisors and managers. The Danforth Subway Operators are responsible for operating all trains on Lines 2 and 3, seven days a week, from service open to close. The division building is also home to stations operations staff, including collectors, management staff and 22 clerks and administrative staff that support both subway operations and stations operations. The collectors based out of Danforth Division are responsible for selling and collecting fares at all TTC subway stations.

The division building has two floors. It provides common areas for sign-up posting boards, a lunch room and a rest area for both operators and collectors. There is a conference room located on the second floor that is used by both groups. There is space allocated for the storage of uniforms on the main floor. The entire division building, which has a gross floor area of approximately 20,000 sq. ft., is fully utilized.

Danforth Division is strategically located within a short walking distance from Coxwell Station on Line 2. Coxwell Station provides facilities for operator crews at the platform level of the station, but the proximity to Danforth Division also allows for adequate travel time for operators and collectors to walk from the station to the building for their scheduled breaks, crew changes, shift sign-ups, and uniform pick-up. All operators are

required to report to the division building prior to starting their shifts to allow for uniform inspection, fit for duty evaluation, etc., and are allotted adequate time in their daily work schedule to travel from this location to pick up their trains. As the majority of the trains are stored at Greenwood Yard the proximity of the division building to Greenwood Yard is important to this operation.

The site also provides approximately 100 surface parking spaces that, in addition to the 130 below-grade spaces under the adjacent Martap building, are used by operators, collectors and administrative support staff who report to the Division before or after service hours. The surface parking spaces are especially important when repair work requires long-term closure of the parking garage in the Martap building.

Based on the foregoing, any changes to the physical location of the Division and to the functions and services provided at the site could have major implications to the subway service schedule and have associated labour force implications due to regulations under the Collective Bargaining Agreement pertaining to work schedules. There will also be implications to TTC's capital and operating budgets if this change requires that new operator facilities be built at another station along Line 2 and if there is a need to lease a new facility.

The garage is connected to the division building and has a gross floor area of approximately 50,000 sq. ft. The TTC Plant Maintenance Department occupies an area measuring approximately 12,000 sq. ft. within the garage building for the storage of materials, equipment and tools. Plant Maintenance also operates a subway ceiling slat cleaning facility within this area of the building. This represents approximately 24% of the garage building area. It is feasible to relocate this function to an alternate facility that meets the necessary criteria identified by the Plant Maintenance Department. Should a facility matching the identified criteria not be available within the existing industrial portfolio of the City's Agencies, Boards, Commissions and Divisions (ABCDs), a facility would have to be secured either through lease or purchase as there is no room available within TTC's own property portfolio, including Greenwood Yard. The costs associated with a new lease or purchase will impact the TTC's operating budget.

In addition to the main buildings, there is a pumping station for the environmental management of the groundwater located at the southwest corner of the property. This facility is to remain on the property, as described below.

#### Environmental Condition of the Property

As per Ministry of the Environment and Climate Change (MOECC) regulatory requirements, the TTC has an ongoing environmental responsibility at this property and extending south to the properties on Woodrow Avenue. These responsibilities include the maintenance and monitoring of a groundwater treatment facility located at the southwest corner of the site and the monitoring/sampling of onsite and offsite groundwater and reporting the results to the MOECC. Access by TTC staff and consultants for monitoring and sampling activities is required for the foreseeable future.

The groundwater treatment facility is separate from the main Garage building and its oversight is the responsibility of the Plant Maintenance Department. This facility and associated underground groundwater collection trench will need to remain on the property for the foreseeable future. A consulting firm has been retained to manage this system on a weekly basis.

In summary, until it can be determined how the TTC operations functioning out of this facility can be alternatively accommodated, this site will not be considered as surplus to TTC needs.

## **Contact**

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## **Attachments**

Appendix A – Property Information Sheet – 1627 Danforth Avenue  
Attachment 1 – Confidential Attachment

#03078-31-232

Property Information Sheet – 1627 Danforth Avenue

