



Hillcrest Complex – Property Study

Date: July 10, 2018
To: TTC Board
From: Chief Capital Officer

Summary

The purpose of this report is to present the findings of the Hillcrest Complex Property Study. The Hillcrest Complex Property Study is in the process of being finalized and can be provided upon request, and seek endorsement for the long term plan of this primary operational centre.

Recommendations

It is recommended that the Board:

1. Endorse that Hillcrest Complex remain as one of TTC's primary operational centres with priority given to maximizing efficient use of the streetcar and bus facilities and office space areas for Operations and Service Delivery functions.

Financial Summary

The additional funding required for a preliminary engineering study for office accommodation in the Inglis Building of \$2M will be submitted for the Board's consideration as part of 2019 budget process. Funding requests of \$12M and \$93M are also being considered for Hillcrest Track Replacement Expansion and Davenport Garage Renewal. Additional funds may be requested in a future budget cycle once the studies have concluded and the requirements and scope have been defined.

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

Equity/Accessibility Matters

Any building alterations or renovations will be designed to be accessible in accordance with the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) and the Ontario Building Code.

Decision History

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

[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)

At its meeting of November 30, 2016, the Board approved the “Hillcrest Complex Property Study”, which authorized a property study for the TTC’s long term use of the Hillcrest.

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2016/November 30/Reports/13 Hillcrest Complex Property Study.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2016/November%2030/Reports/13%20Hillcrest%20Complex%20Property%20Study.pdf)

Issue Background

Hillcrest Complex is a 130,482 m² (32 acre) property located at 1138 Bathurst Street. It was acquired in 1921 and remains a key part of TTC's operations due to its central location and proximity to major bus and streetcar routes. In early 2017, the urban planning firm of Brook McIlroy Inc. was engaged to study the site and identify the priorities, challenges and next steps for the TTC’s long term use of the property.

Comments

The Hillcrest Complex is an important operating yard containing multiple divisions of the TTC. Bus and streetcar functions occupy large portions of the yard area as well as vehicle parking and vehicular circulation (shown on Appendix 1). Subway Operations, Plant Maintenance, Materials and Procurement (M&P) and Revenue Operations occupy large portions of the existing buildings. Other functions on the property include Transit Control, Information Technology Services, Training, and construction site offices.

The Hillcrest Complex Property Study is in the process of being finalized and can be provided upon request. The study recognizes that Hillcrest Complex is required as a primary operational hub for streetcar and bus operations. Changes within the yard are needed, including the reconfiguration of space to store streetcars and run streetcar service to St. Clair Avenue. This requirement will have an impact on the overall use of the yard, parking area, and interior uses within Harvey Shop and may impact other divisions presently using these areas.

The study indicates that some spaces in current use need to remain, as they are essential for the operation of the TTC. Opportunities for change will come from repurposing, such as the consolidation of M&P and its relocation from the Duncan Building to the new warehouse facility at 2233 Sheppard Avenue West. Relocating M&P off-site by 2020 will free up space within the Duncan Building to accommodate some functions displaced by the streetcar division within Harvey Shop.

It is also recommended that additional changes occur through implementation of the City's Office Modernization Standards to optimize the office use, free up portions of the buildings, and provide additional space to accommodate Operations and Service Delivery staff. The redevelopment of Davenport Garage is needed to address structural issues and allow for multi-purpose use. The building may be used by Training and Vehicle Engineering and is strategically located for a public function, such as a TTC transit museum, fronting onto Davenport Road.

The next steps that will be taken in the implementation of the changes to Hillcrest will include the following:

- Study the effective use of the property including additional storage space for streetcars and repurposing of Duncan Building for bus maintenance use following the move of M&P;
- Study the environmental compliance and zoning requirements;
- Complete a preliminary engineering study in 2019 for the renovation of the Inglis building to the City's office standards; and
- As part of Davenport reconstruction, incorporate the potential for public uses from street level including a possible transit museum.

Maintaining Hillcrest complex as one of TTC's primary operation centres and maximizing the use of the facilities will improve the function and efficiency of this TTC asset.

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Signature

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Attachments

Appendix 1 – Hillcrest Complex Plan

APPENDIX 1 Hillcrest Complex Plan

