

**ARTICLE - NORTH TORONTO & VILLAGE POST – Jan. 2007  
– Councillor Michael Walker, St. Paul’s – Ward 22**

**TTC to Develop Over the Yonge Subway at Davisville**

The TTC’s latest foray is starting-up in the heart of St. Paul’s. At Yonge & Davisville (where the TTC’s property includes its headquarters, the tracks, and the transit-yards), the TTC is planning to attract intense development to be built over the subway tracks and next to the Oriole Park and Deer Park neighbourhoods. The City is starting a year-long process to produce development guidelines and envelopes for any new and appropriate development here.

A first meeting was held recently by City Planning, the TTC and hired consultants. Residents asked many intelligent questions – potential issues of traffic, parking, shadow coverage and sunlight access, public infrastructure adequacy, density and height, and even the boundaries of the study were all rigorously questioned. Dampening of the noise on the train tracks and work-yard by covering them with a platform was seen as a positive.

From this meeting, it is obvious the TTC is eager to intensify this 10 acre site. Their hired consultant supports the rationale for intensification contained in the Provincial Policy Statement, the City’s Official Plan, and also the zoning history of the site. In 1968, the Ontario Municipal Board approved a development scheme consisting of 5 towers at 9, 25, 30, 34, and 39 storeys. Residents of Oriole Park objected to that development then and appealed it unsuccessfully to the provincial cabinet. In 1975, planning guidelines for development were adopted by City Council which capped any development at 2.0 times the coverage of the lot (density) and a bonus of 0.5 times if seniors housing was part of the proposal. In 1978, another similar proposal was passed by City Council but was not built because of unfavourable market conditions of the early 1980s.

All that activity was three decades ago. Now, we have a different city to build for the future. The Davisville area is already twice as dense as the city average. Why must all the new density be at the expense of residents in the core of the city? Why is the current planning regime allowing developers to intensify and maximize profits always at the expense of our stable neighbourhoods?

For more information, please visit [www.toronto.ca/planning/davisville.htm](http://www.toronto.ca/planning/davisville.htm).

Word count: 357