



TTC Mount Dennis Garage Expansion

Touchstone Drive Community Meeting #3

May 24, 2023

AGENDA

- Project Background
- What to Expect: Early Construction Timeline
- Boundary Fence Survey
- Q&A



BACKGROUND

- The TTC needs more space to store the electric bus fleet and associated charging stations at Mount Dennis Garage at 121 Industry Street. The garage is currently 13% over capacity.
- The TTC is going to shift the existing employee parking lot to the west. The existing employee parking lot, that is further away from our Touchstone Drive neighbours will be used for articulated buses and e-bus infrastructure.

The project is required to:

- **Expand the garage for the ebus fleet and infrastructure**
- **Improve safe bus operations and storage for the garage.**
- **Provide relief to the Mount Dennis Garage which is already experiencing over capacity issues.**



Aerial image of Mount Dennis Garage

Examples of e-bus charging stations at Mount Dennis



Photo of e-bus charging station at Mount Dennis Garage



Photo of e-bus charging stations (power and controls) at Mount Dennis Garage



PROJECT DETAILS

- Project is required to safely expand ebus storage capacity at Mount Dennis Garage.
- The grassed area behind backyards on Touchstone Drive, will be used for new employee parking lot.
- The new employee parking lot will be approximately 12,000 square feet and will house 325 parking spots (the current lot has 278 spots).
- Construction is expected to begin in Q2 2023 (June) and will take approximately 20 months. Parking lot work will take approximately 8 – 9 months.
- Community meetings were held on February 23, and March 27, 2023, with neighbors closest to the construction/future parking lot.







Mount Dennis Garage



Rendering of new Mount Dennis Garage parking lot

WHAT WE HEARD – Mount Dennis Garage

Action Item	Status		Next Steps
Keep gate closed	Completed		Gate has been closed and will be monitored.
Schedules of parking lot use	Completed		Future slide details projected parking lot usage and shifts
Litter in green space	Completed		TTC maintenance crews have cleaned up garage overflow and litter in green space.
Mount Dennis Garage Contact	Completed		Reach out to Beth, Bethany.wong@ttc.ca , who will forward all issues to the Manager at Mount Dennis Garage.

WHAT WE HEARD – Landscaping / fencing

Action Item	Status	Next Steps
Remove boundary tree stumps	In progress	TTC to work with City's Urban Design and Urban Forestry teams on next steps.
Remove boundary trees	In progress	TTC to prune existing trees. City's Urban Forestry will not approve removal of healthy trees.
Boundary fence	In progress	2.4 or 3-metre boundary fence can be installed with the gap between private fences and the TTC parking lot. Please provide your preference on the survey.
Plant evergreen trees	Closed Urban Forestry	Arborist confirmed evergreen trees are not recommended for this location as they do not provide shade. TTC can provide a list of tree species that will be planted.
Install a noise wall along property boundary	Closed	The existing noise wall will remain which will continue to mitigate operational garage noise. City of Toronto design standards used for parking lot.



LANDSCAPING, FENCING AND LIGHTING

- **Landscaping:** TTC has received a permit to remove 4 mature trees. 63 new trees will be planted at Mount Dennis Garage as part of this project. TTC is preserving 96 existing trees.
- **Fencing:** If residents vote for a boundary fence, a new 2.4 or 3 metre wooden fence will be installed behind the parking lot (with the gap). The fence will provide an additional barrier from the back of the homes.
 - The existing noise attenuation barrier wall will remain to mitigate bus operational noise.
- **Lighting:** TTC will install 15 single-arm and 6 Triple arm light fixtures. Lighting will have luminary shields which will face down and have been placed in the middle of the lot. Pole heights have been reduced to limit light trespass to neighbours homes.



Current Mount Dennis Garage parking lot with noise wall. Noise wall to remain.

| CONSTRUCTION ACTIVITIES

- The majority of work will take place between 7 a.m. and 7 p.m., Monday – Friday as required.
- TTC will work with contractor to limit overnight and weekend work.
- Noise, dust and vibration associated with construction is anticipated with this work and will be monitored on site.
- Mitigation measures such as vibration monitoring, and wet cutting of concrete and mesh fencing (to reduce dust) will be implemented.
- Construction trucks, equipment and workers will be present in the general area.
- Smaller paving equipment will be used to mitigate vibration to neighbours.



CONSTRUCTION ACTIVITIES

- TTC's contractor will begin work as early as June 5, 2023.
- Locations for the construction site trailers for both the contractor and TTC are being discussed.
- The anticipated first stage of work on the parking lot includes; removing topsoil and placing gravel for entryways, curb cuts along Industry Street which will allow access to the vacant land. The contractor will use wet cutting of concrete to reduce dust in the area. Noise can be expected during this stage. This initial stage of work is expected to last one month.
- The dust mitigation includes; dust filtration on dump trucks, installing filter cloths along the perimeter of the construction site, and spraying down the site when required.
- Tree removals will occur at a later date.
- A construction notice will be issued to our neighbours for each stage of the work.



NEXT STEPS

- Complete survey response by June 9 and return by regular mail or email Bethany.wong@ttc.ca.
- TTC's Community Relations will provide construction updates, coordinate responses to questions, and schedule meetings with neighbours and the project team.

| THANK YOU

- For Mount Dennis construction updates please visit: <https://www.ttc.ca/about-the-ttc/projects-and-plans/mount-dennis>
- Email: Bethany.wong@ttc.ca
- Tel: 647-459-6426

