



# **TTC Mount Dennis Garage New Employee Parking Lot to facilitate bus storage capacity**

Touchstone Drive Community Meeting

February 22, 2023

# AGENDA

Land acknowledgement

Introductions

Presentation

Q & A



Image: Rendering of new Mount Dennis Garage parking lot with wooden fence barrier between the lot and homes. Looking west.

# | LAND ACKNOWLEDGEMENT

We respectfully acknowledge that we are on the traditional lands and territory of many nations, including the Mississaugas of the Credit, the Anishnaabe, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13, signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.



# BACKGROUND

- The TTC needs more space to store buses 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:

- **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

# PROJECT DETAILS

- Project is required to safely expand bus 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 335 parking spots (the current lot has 278 spots).
- Construction is expected to begin in Q2 2023 and will take approximately 18 months.



Mount Dennis Garage



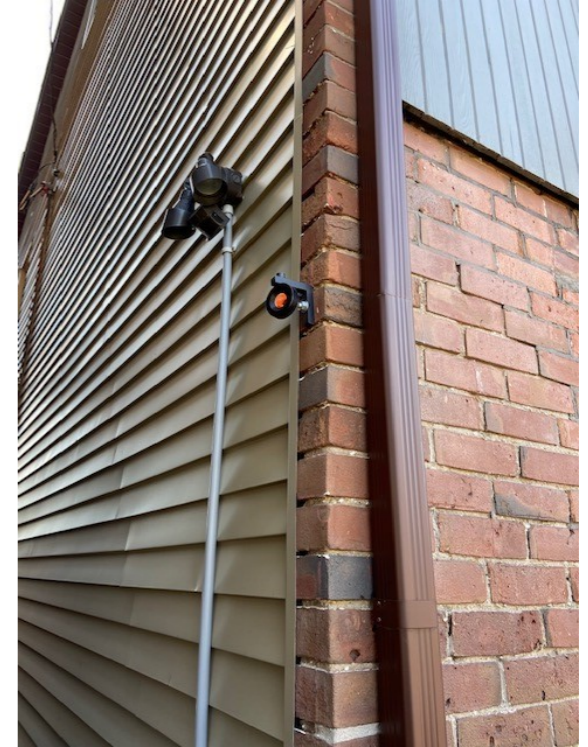
Rendering of new Mount Dennis Garage parking lot

# PRE-CONSTRUCTION SURVEYS AND MONITORING

A pre-construction condition survey will be offered to homeowners on Touchstone Drive closest to the construction work. The photographic and video survey provides a picture of existing conditions for comparison in the rare event that damage occurs. This survey is important as it officially documents the pre-condition of your property (sheds, backyards and fences).

Additionally, vibration monitoring equipment will also be installed on some backyard fences or sheds during construction.

TTC's Community Liaison will be touch to schedule the surveys and the installation of monitoring equipment.



# CONSTRUCTION ACTIVITIES

- The majority of work will take place between 7 a.m. and 7 p.m., Monday – Friday as required.
- As permitted, some overnight and weekend work will be required during the course of this project in order to complete the work as quickly as possible.
- Noise, dust and vibration associated with construction is anticipated with this work.
- 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.



# LANDSCAPING, FENCING AND LIGHTING

- **Landscaping:** TTC will replant the 4 trees that have been removed. 63 new trees will be planted at Mount Dennis Garage as part of this project. TTC is preserving 99 existing trees.
- **Fencing:** A new 2.4-meter wooden fence will be installed behind the parking lot. The fence will provide an additional barrier from the back of the homes.
  - The existing noise attenuation barrier wall will remain.
- **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.



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





# CONSTRUCTION FENCING AND SECURITY

## Construction Fencing:

Construction hoarding will include dust filter cloth/mesh.

## Security and Operations:

- Parking lot to be secured with a gate and intercom system for employee access only.
- New lot driveway and gate to be located in the middle of the parking lot.



Rendering of new Mount Dennis Garage parking lot with security gate driveway entry. Looking west.

## NEXT STEPS

- Provide your feedback today in-person, on a handout or by email [Theresa.buck@ttc.ca](mailto:Theresa.buck@ttc.ca).
- TTC's Community Liaison 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: [Theresa.Buck@ttc.ca](mailto:Theresa.Buck@ttc.ca)
- Tel: 647-882-0137



