



TTC Mount Dennis Garage Expansion to facilitate e-bus storage capacity

Touchstone Drive Community Meeting #2

March 2023

AGENDA

Land acknowledgement

Housekeeping

Introductions

**Presentation / Action
Items**

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.



WEBEX HOUSEKEEPING

How to engage

- Participants mics will be automatically muted. Please use the **chat** function or **raise your hand** feature if you have a question. Go to your name, and you'll see a 'Hand' icon. Click on it



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 (May) and will take approximately 20 months. Parking lot work will take approximately 8 – 9 months.
- First community meeting held on February 23, 2023 with neighbours closest to 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 Chris, Christina.joseph@ttc.ca , who will forward all issues to the Manager at Mount Dennis Garage.



| Mount Dennis Lot – Litter clean-up March 21, 2023



Photo from March 22, 2023 of maintenance and litter clean-up of green space lot. Touchstone Drive homes to the west.

Photo from March 22, 2023 of maintenance and litter clean-up of green space. Photo looking south.

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 work with City's Urban Design and Urban Forestry teams on next steps.
New boundary fence to be installed at property line	In progress	TTC will work with City's Urban Design group to request for the fence requirement to be removed in order to remove gap/safety issue concerns.
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 trees. 63 new trees will be planted at Mount Dennis Garage as part of this project. TTC is preserving 96 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 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.

WHAT WE HEARD – Lighting, Air and Noise

Action Item	Status	Next Steps
Provide further specifications on lighting pole height and the luminaire	Completed 	Pole heights have been reduced to limit light trespass to neighbours homes - height was reduced from 9.1 m to 7.6 m and the back light cutoff technology will minimize the light trespass. Based on computer modelling it is expected to limit light trespass to 0.4 from 25 lux light level in the parking lot. The light luminaire shields face down and have been placed in the middle of the lot.
Concerns of noise pollution from moved facility	Response	Battery electric buses significantly reduce noise pollution, especially at idle which is the most common operation mode at a bus garage. Battery electric buses reduce idle noise by up to 83% in comparison to a typical diesel bus in TTC's fleet.
Concerns of air pollution from moved facility	Response	A typical diesel bus in TTC's fleet, and also found at Mount Dennis, releases 1.4kg of CO2 per km driven. A battery electric bus releases 0.05kg CO2 per km driven. Electric buses will reduce Greenhouse Gas emissions by 96%.

Future Employee Parking Lot Renderings



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







Rendering of new Mount Dennis Garage parking lot with wooden fence barrier between the lot and homes. Looking west towards Touchstone Drive.

WHAT WE HEARD – Land use

Question	Response
Is the parking lot expansion industrial land use? Buffer required between residential and industrial use.	Public transportation use does not require a 70 metre buffer adjacent to residential areas (City by-law 569-2013). The Mount Dennis site application was formally and rigorously reviewed for 2.5 years by experts at the City for compliance. Through this process City staff ensure that that the TTC complies with all city requirements, not only zoning.
Compensation/Claims	TTC Garage expansion is required for City building and e-bus infrastructure enhancements. Investments in zero-emission buses and infrastructure ensures cleaner air for our neighbours. The City (TTC) does not compensate unless private land is acquired temporarily or permanently from neighbours.
Reallocation of the green space as a City park	The land is owned by TTC and was not planned to become a park.



WHAT WE HEARD - Communications

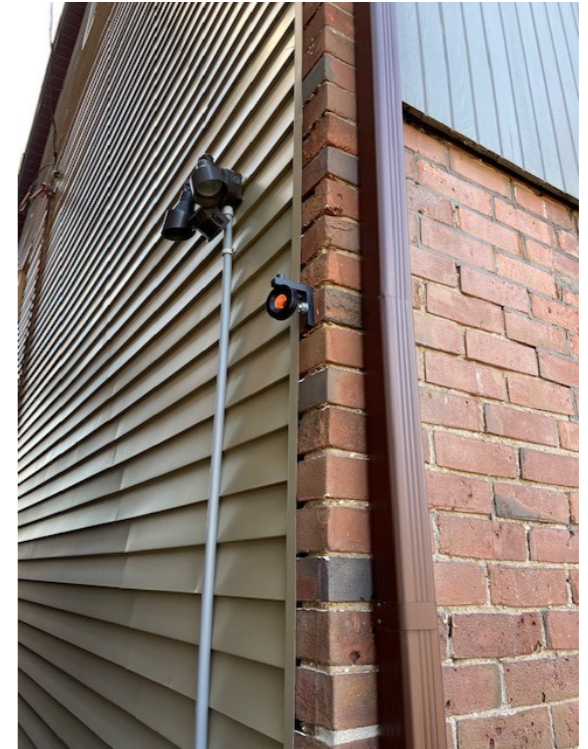
Action Item	Status	Next Steps
Offer pre-construction surveys and monitoring to neighbours	In progress 	Neighbours interested can schedule with Community Liaison
Contamination study from parked buses in green space	Completed 	Sub-surface condition is sandy silt. Representative samples of the subsurface soils were submitted for analytical laboratory testing and the results compared to Ministry of Environment, Conservations and Parks (MECP) Environmental Standards and Guidelines.
Provide parking lot drawing to residents	Completed 	Community Relations emailed to interested residents on March 9, 2023.
Invite all Touchstone Drive and update on contract start date	Completed 	Community Meeting invite sent to all Touchstone Drive neighbours on March 17. Construction to start in May.

PRE-CONSTRUCTION SURVEYS AND MONITORING




A pre-construction condition survey will be offered to homeowners on Touchstone Drive closest to the construction work within the zone of influence. This survey documents the pre-condition of your property (sheds, backyards and fences), post construction surveying is then undertaken after construction.

Additionally, vibration monitoring equipment will be offered to neighbours within the zone of influence and can be installed on some backyard fences or sheds during construction for those who approve.

TTC's Community Liaison will be in touch to schedule the surveys and the installation of monitoring equipment with a third party contractor.



WHAT WE HEARD – Construction

Action Item	Status		Next Steps
Monitor dust/noise/vibration	Completed		TTC will install monitors on fences/sheds in parking lot for property owners that request in the zone of influence
Limit construction to weekdays and 7 a.m. – 7 p.m.	Completed		TTC will work with contractor to limit extended hours and weekend work
Length of construction timeline	Completed		Construction contract is 20 months. However parking lot work will be 8-9 months and will be completed first.






| 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.



WHAT WE HEARD – Future employee parking lot

Action Item	Status		Next Steps
Signage to employees parking in the lot	In progress		TTC to install signage in parking lot (noise/idling/speed limit/respect neighbours after construction)
Request for TTC to not park buses in new parking lot	Completed		The layout of the new parking lot will not allow parking of buses
TTC Events at the Garage	Completed		Mount Dennis Garage events – will not park buses in new parking lot. Indigenous Committee has been advised of changes to green space.

EMPLOYEE PARKING LOT USE

The new employee parking lot will be approximately 12,000 square feet and will house 325 parking spots (the current lot has 278 spots). 15% increase in parking spots in new lot. Staff from both Operations and Maintenance use the parking lot.

Operators Shift Timing	Average number of vehicles in lot during shift on weekdays
11:30 pm – 3:30am	30 - 210
3:30am – 6:00pm	210 - 260
6:00pm – 11:30pm	40 - 60



NEXT STEPS

- Provide your feedback today or by email Theresa.buck@ttc.ca.
- Follow-up with Theresa, if interested in pre-construction surveys and/or installation of monitoring equipment.
- 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: Theresa.Buck@ttc.ca
- Tel: 647-882-0137

