



# **TTC Mount Dennis Garage Expansion**

Touchstone Drive Community Meeting #4

November 9, 2023

# AGENDA

- Project Background
- Work to Date
- Upcoming Work
- FAQs
- Q&A



Rendering of new Mount Dennis Garage parking lot

# BACKGROUND

- More space is needed at the TTC Mount Dennis Bus Garage to store the new electric bus fleet and associated charging stations. The garage is currently 13% over capacity.
- TTC is shifting the existing employee parking lot to the west. The existing employee parking lot behind will be used for articulated buses and e-bus infrastructure. The new employee parking lot will be approximately 12,000 square feet and will house 325 parking spots (the current lot has 278 spots).
- The project is required to:
  - Expand the garage for the electric bus 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 Bus Garage

# Examples of e-bus charging stations at Mount Dennis





Work site as of November 3<sup>rd</sup>, 2023, looking northwest

# Work to date since last community meeting

Activity	Status
Pre-construction surveys	Complete
Installation of noise and vibration monitoring devices along boundary fence line	Complete
Installation of two site trailers at the end of Industry Street	Complete
Tree removal and installation of tree and shrub protection zones	Complete
Topsoil removal and excavation	Complete
Underground sewer work	Complete
Caisson drilling	Complete
Installation of electrical conduits	<b>Ongoing</b>
Curb installation	<b>Ongoing</b>



# Remaining work

Activity	Expected date of completion
Light pole installation	November 2023
Final stage of gravel backfill and compaction	November 2023
Asphalt paving and sealing	November 2023
Removal of existing chain-link fence and installation of wooden 3-metre fence	December 2023
Barrier gate installation	Q1 2024
Post-construction surveys	Q1 2024
Date of operation (employees park)	Q1 2024
Tree planting and landscaping	Spring 2024



# Follow-up from previous meeting

Action Item	Status
Request to expand green space	TTC's future business needs require the current allotment of parking spaces. Maximization of employee parking spaces is needed for future purposes. The TTC bus fleet is growing by 120 vehicles, meaning the number of employees will also increase.
Clarification on removal of additional boundary trees	The City typically will not accept removal of a tree because of their species. However, any trees in poor and declining condition could be applied for removal with the City as part of a regular (non-construction) permit. An arborist will review the size of the trunks this month to determine if they can be removed without a permit.
Request to have new TTC boundary fence of 3 meters high	We revised the design of the boundary fence to increase the height from 2.4 meters to 3 meters.
Request to remove existing TTC boundary chain-link fence	The posts and mesh of the chain-link fence will be removed along 53 to 103 Touchstone Drive. The posts will be cut as flush to the ground as possible and capped.
Clarification on who is responsible for damage to wooden fence caused by tree growth	The City has advised that boundary fences and damage from trees or plants are the responsibility of both property owners. The TTC is pruning and removing up 20% of healthy species to mitigate damage to fences.





# Follow-up from previous meeting

Action Item	Status
Concern that water will flood into backyards when the green space is paved over with concrete	Water ponding areas within the parking lot will be around catch basins and enclosed with a high curb. There will also be permeable pavers that act as catch basins by absorbing water into the ground. The grading on the new site is designed to ensure that runoff will be directed north toward Industry Street. The design has been thoroughly reviewed by the City and was approved as part of the site plan application.
Concerns over brightness of new parking lot lights	Pole heights have been reduced to limit light trespass. The 8 light poles by the boundary fence will have Back Light Control (BLC) to reduce light behind the poles, while providing light in the forward and lateral direction. These lights are needed to meet minimum light requirements for the safety and security of TTC staff and neighbours.
Request for TTC to plant more trees behind homes	The number of trees that will be planted is according to the zoning bylaw. There is no additional space to increase the tree canopy in the parking lot. TTC has offered tree planting services and the costs will be reimbursed by the TTC up to \$529. We will also look for planting opportunities across the entire Mount Dennis Garage.
Security cameras and signs to keep quiet in parking lot	The construction project has installed capabilities for future security cameras. The installation of security cameras is under review, and a privacy impact assessment will be completed. We will update the community once more information is available. Signs will also be installed in the parking lot asking employees to respect neighbours and keep noise to a minimum in the parking lot.

# Follow-up from previous meeting

Action Item	Status
Commitment that TTC will maintain the gap area (provide clean-up and maintenance)	The Mount Dennis Garage will be responsible for the maintenance of the setback area between the boundary and private fences. The only access to this space will be through two lockable gates accessible from TTC property only.
Commitment that TTC will not expand garage beyond noise wall	The parking lot expansion project relocates the employee parking and creates a new bus parking area which can accommodate an additional 112+ buses on property. There are no plans in the next decade expand into the new parking lot to expand Mount Dennis Garage. The TTC cannot forecast future business plans.
Commitment that TTC will not park buses in the new parking lot	The design of the new employee parking lot infrastructure does not support bus parking. The area beside the noise wall gate will be landscaped and will not support buses to be driven or parked in this area.

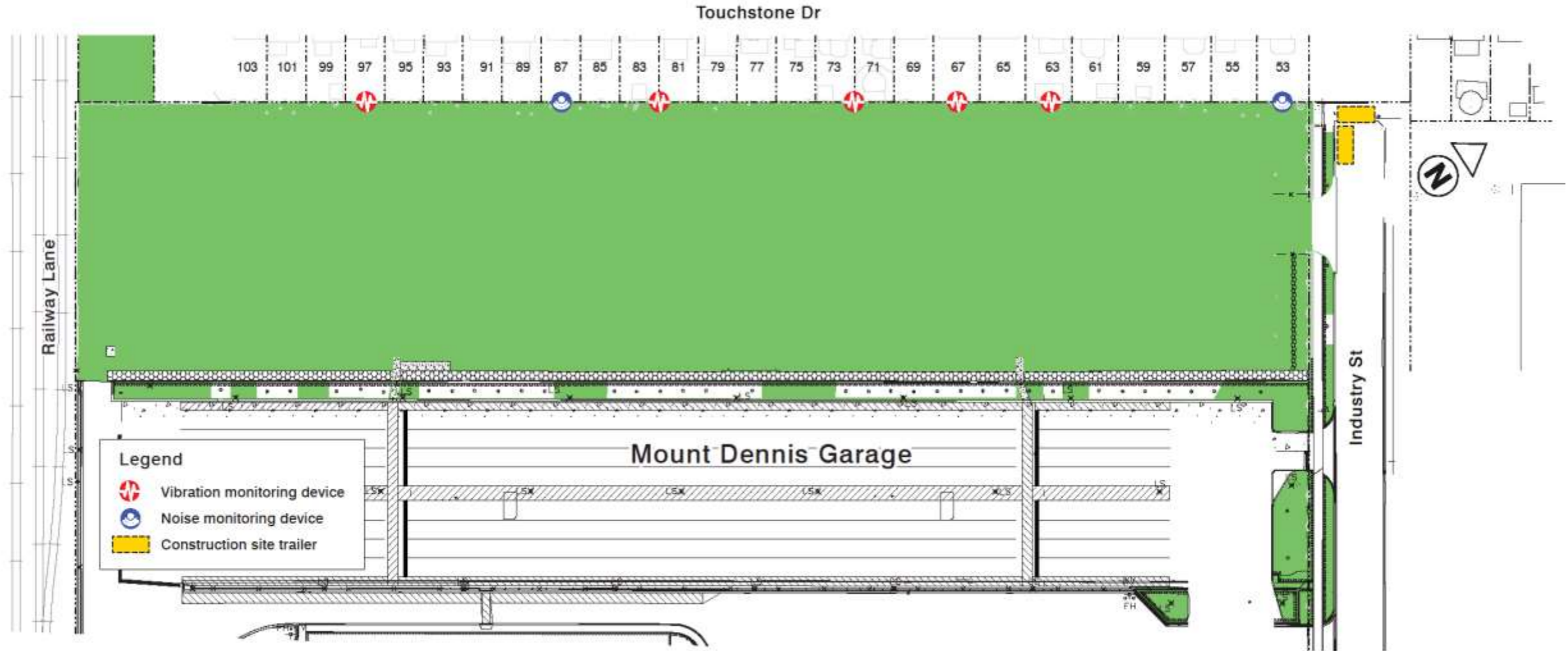


# | THANK YOU

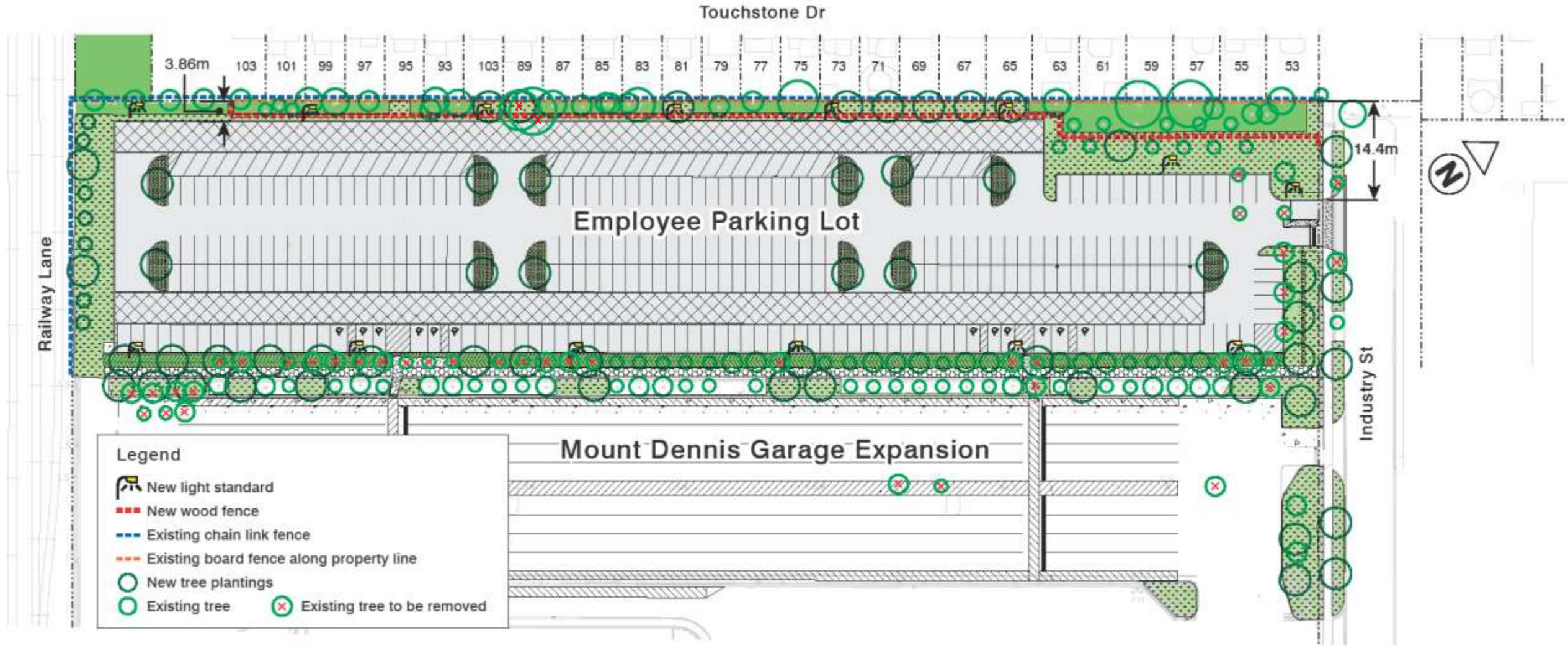
- For Mount Dennis construction updates, please visit: <https://www.ttc.ca/about-the-ttc/projects-and-plans/mount-dennis>
- Email: [bethany.wong@ttc.ca](mailto:bethany.wong@ttc.ca)
- Tel: 647-459-6426



# Noise and vibration monitoring devices



# Tree removal



# Vibration warning and alert levels

## **CITY OF TORONTO BY-LAW NO. 514-2008**

City of Toronto By-Law No. 514-2008, Construction Vibrations, provides prohibited construction vibration limits. The By-law outlines requirements with respect to construction vibration stating that no person shall carry on a construction activity resulting in construction vibrations that exceed the levels set out in the table below:

Frequency (Hz)	Peak particle velocity (mm/s)
Less than 4	8
4 to 10	15
More than 10	25

<https://www.toronto.ca/legdocs/bylaws/2008/law0514.pdf>

# Vibration warning and alert levels cont'd

## **PROJECT SPECIFIC VIBRATION LEVELS**

In the event vibration levels exceed the TTC's project-specific vibration limits listed in the table below, an investigation is conducted to determine the ongoing construction activities at the time of the exceedance. If the PPV review level is reached, an investigation will be conducted to assess the necessity of altering the method, rate, or sequence of construction to reduce the vibration level.

In the event that the PPV alert level is reached, the site team is notified immediately and operations will cease. Necessary measures will be taken to mitigate vibration and assure the safety and security of work and the public.

Monitored activity	Frequency (Hz)	PPV review level (mm/s)	PPV alert level (mm/s)
Vibration in buildings during daytime and evening	1 to 4	5	8
	4 to 10	10	15
	More than 10	20	25
Vibration in residential buildings during night time	1 to 100	1	3

\*Daytime and Evening time: 7:00 am to 11:00 pm

\*Night time: 11:00 pm to next day 7:00 am





# Location and species of new trees

Location	Tree species	Quantity
Along rail line	White Spruce	4
	Common Hackberry	2
	White Pine	3
Along noise wall	American elm "Valley Forge"	5
	Ginkgo/Maidenhair Tree	6
	Pin Oak	6
	Common Hackberry	3
	Armstrong Maple	4
Along Industry Drive	American elm "Valley Forge"	3
	Skyline Honey Locust	2
Along fence	Armstrong Maple	1
	Ginkgo/Maidenhair Tree	5
	Common Hackberry	3
Within parking lot	Skyline Honey Locust	6
	American elm "Valley Forge"	4
	Armstrong Maple	6
Total		63

## | Sign for new parking lot

