

# TORONTO TRANSIT COMMISSION REPORT NO.

**MEETING DATE:** December 16, 2009

**SUBJECT:** REPLACEMENT FLEET MAINTENANCE FACILITY –  
PROPERTY ACQUISITION

## **ACTION ITEM**

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### **RECOMMENDATION**

It is recommended the Commission:

1. Approve the Replacement Fleet Light Rail Vehicle Maintenance and Storage Facility to be located on the property at the southeast corner of Lake Shore Boulevard East and Leslie Street (Ashbridges Bay Site) adjacent to the Ashbridges Bay Wastewater Treatment Facility subject to the Transit Project Assessment Study.
2. Approve the confidential recommendation contained in the confidential attachment.
3. Authorize the public release of the confidential information and recommendations in the confidential attachment upon the completion and approval of the Transit Project Assessment Study.
4. Direct staff to work with local Councillors and designated community groups throughout the Transit Project Assessment Study, design and construction process of the facility.

### **FUNDING**

Funding for the project is included under Project 3.9 LRT Replacement Maintenance & Storage Facility, as outlined on pages 839-841 in the TTC 2010-2014 Capital Program which was approved as amended by the Commission on October 29, 2009. City of Toronto Council approval is expected in early December 2009.

### **BACKGROUND**

TTC awarded the contract to Bombardier in August 2009 for the purchase of 204 Light Rail Vehicles (LRV) to replace the aging existing fleet. The LRV Maintenance and Storage Facility (MSF) is required by 2012 to meet the new vehicle arrivals.

The TTC Streetcar Maintenance and Storage Facility Master Plan recommends the construction of a new LRV Maintenance and Storage Facility with a maintenance capacity of

210 vehicles and a storage capacity of 100 replacement fleet LRV vehicles while maintaining the existing Russell and Roncesvalles Carhouses for storage and daily maintenance. TTC staff conducted an extensive property search and analysis for sites that could be considered for the new facility.

## **DISCUSSION**

An extensive property search for sites for the proposed Maintenance and Storage Facility was initiated in February 2009 and was guided by the following criteria.

- Property requirement approximately 22 acres
- Close proximity to existing streetcar network
- Minimal relocation of existing business and their facilities
- Minimize crossing of existing rail road tracks

Fourteen potential sites, extending from Mimico to Ashbridges Bay, were reviewed. Six of these sites met the minimum property requirement that is needed for the MSF.

The six sites that met the minimum property size and access requirements are:

1. Ashbridges Bay – Leslie Street at Lake Shore Boulevard East
2. Eastern Avenue (#601, #629, #633)
3. TEDCO – Unwin Avenue (Lots 447-449, 451 also identified as #294, #320, #348, #400 Unwin Avenue)
4. Cascade Site – Commissioners Street at Basin Street
5. Concrete Plant – Commissioner Street at Leslie Street
6. Old Hearn Generating Plant

Further screening of the six properties was based on the following criteria:

- Community considerations
- Operational issues
- Potential for site to be developed and in service by the end of 2012
- Cost

Three sites had the highest potential to meet the project requirements and to meet the scheduled completion date of 2012. Two of these three sites would best meet operational requirements, Eastern Avenue and Ashbridges Bay with the other site, Unwin Avenue as a possible but not preferred site.

### **Public Consultation**

Public Consultation Open House meetings regarding the site options were held in the community on three consecutive nights, June 16, 17 and 18, 2009. The public was presented background information and context to the TTC proposal to develop a new maintenance and storage facility for the new Low Floor Light Rail Vehicles.

Approximately 200 members of the public attended and provided feedback on the project. The City/TTC received approximately 140 responses via comments sheets or email regarding the project. A summary of key comments are as follows:

#### **Comments on Ashbridges Bay Site:**

- Concerns about community plans for a park and greenspace
- Increased traffic congestion at Lake Shore Boulevard East. and Leslie Street
- Less impact to residential neighbourhoods than Eastern Avenue site
- Best location of the three highest potential site options

#### **Comments on Eastern Avenue Site:**

- Public wants to maintain area for the Film Industry
- Concerns about noise and vibration impacts to neighbouring residents and film studios from the yard
- Concerns about noise and vibration impacts from connection track and traffic congestion on Eastern Avenue

#### **Comments on TEDCO - Unwin Avenue Site:**

- Some concerns that this is waterfront property and adjacent to migratory bird spring nesting site
- Concerns about the length of additional track required to access site
- Existing industrial area, low community impacts

#### **Public Consultation Feedback:**

Of the responses received, the public provided the following feedback:

- Majority of the support was for the Ashbridges Bay site with an almost equal support for the TEDCO Unwin Avenue site
- The majority of the comments that were received from the public indicated strong opposition to locating the LRV facility on the Eastern Avenue site

### **Ashbridges Bay**

The preferred site for the Fleet Replacement Maintenance and Storage Facility is the Ashbridges Bay site located at the southeast quadrant of Leslie Street and Lake Shore Boulevard East immediately north of the Ashbridges Bay Wastewater Treatment Facility.

On December 1, 2009, City Council approved a settlement with the Toronto Port Authority that would transfer ownership of the required property to the City for the TTC.

Advantages of the Site:

- The site is close to the existing Queen Street streetcar tracks minimizing non-revenue deadhead operating costs
- Most cost effective site which includes capital and operational costs
- It meets the minimum required property size
- No displacement of existing business

The new Maintenance and Storage Facility will be a state of the art complex. The building will be architecturally pleasing as well as designed to the Toronto Green Building Standards. The surrounding area will have green space and a park located at the north west corner of the site.

The Transit Project Assessment Study for the Ashbridges Bay Site will also include the connection track from Queen Street south on Leslie Street to the Fleet Replacement Maintenance and Storage Facility. Public Consultations are planned for January and April, 2010.

## **JUSTIFICATION**

The acquisition of property for the new MSF property is critical to the project schedule and minimizing both the capital and long term operating costs. The Ashbridges Bay Site meets the TTC's operational requirements and will be available for TTC uses as part of the settlement between Toronto Port Authority and City of Toronto.

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December 1, 2009  
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