

Scarborough Chinese Baptist Church

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C-4

June 11, 2014

Councillor Maria Augimeri
Chair
Board of Directors
Toronto Transit Commission
1900 Yonge Street, Toronto
ON M4S 1Z2

Dear Ms. Augimeri and members of the TTC Board,

I would like to bring to your attention our serious concerns about TTC's proposal to construct the McNicoll Bus Garage (right next to our church property) due to the potential adverse impacts to our congregants and to the socio-economic environment of the neighbourhood. The proposed garage will also create severe traffic congestion and present serious health and safety risks to the community.

We have stated the reasons for our (and the community's) objection to the building of the McNicoll Bus Garage in the attached document. A map illustrating the potential risks and hazards that the proposed bus garage might give rise to and the affected immediate neighbourhood is attached for your review.

We would like to have the opportunity to meet with you and the TTC Board to present our position and concerns. We request that TTC would reconsider its decision to build a bus garage at this site and would consider an alternate location for the garage.

Sincerely,



Vincent Ching
Chair, Board of Directors
Scarborough Chinese Baptist Church

**PRESENTED TO
THE BOARD**

JUN 24 2014

OBJECTION TO THE PROPOSED TTC MCNICOLL BUS GARAGE PROJECT

The Scarborough Chinese Baptist Church (SCBC), located at 3223 Kennedy Road, Toronto (Ward 39 Scarborough-Agincourt), raises strong objection to the McNicoll Bus Garage Project, which was proposed by the Toronto Transit Commission (TTC) to be built in 2016.

SCBC is a church located in Scarborough serving congregants from the local community and other parts of the GTA. SCBC was first established in 1986. In September 2007, SCBC moved into the new church facility of more than 77,000 sq. feet built at the current location. SCBC is a vibrant church with more than 2,300 members and is growing. Our congregants participate in different worship services and many other programs and events. We have used the church facilities to serve the local community on different fronts, e.g. providing free English as a Second Language classes to new immigrants, co-sponsoring blood donation with the Canadian Blood Services, participating in Doors Open Toronto as a hosting venue, collecting food and used clothing for the homeless, and providing our facilities for use by local schools and community groups.

We have always acted as a responsible corporate citizen in supporting positive urban development in this part of the city. We have participated in the TTC open house and met twice with the TTC officials about the proposed garage. We have also listened to the serious concerns raised by the community concerning the proposed garage. We have concluded that we must oppose the proposed construction of the McNicoll Bus Garage (right next to our property) due to the potential adverse impacts to our congregants and to the socio-economic environment of the neighbourhood. The proposed garage will also create severe traffic congestions and present serious health and safety risks to the community.

Our opposition to the building of the McNicoll Bus Garage is based on the following considerations -

1. Unacceptable location for the proposed TTC Garage

The proposed TTC garage is located in close proximity or immediately adjacent to a well-established church community, a senior home and long term care facility, a school, a community center, condominiums and major shopping malls. The City acquired the land in 2005 for TTC after SCBC (in 2003) and the Mon Sheong Foundation (in 2002) acquired their adjacent pieces of land and obtained approval for their current use. The Mon Sheong Foundation Long Term Care facility and the Mon Sheong Court Senior Residence started its operation in 2004.

The TTC has selected this site for a garage to store and maintain 250 buses because the land is zoned as "Employment Heavy Industrial". However, TTC has failed to recognize that this "decades old" zoning designation is outdated and it is not consistent with the current and future land use in the local community. As one resident stated at the TTC "open house" meeting, this is like "putting a lion's den in the sheep pen." Rather than continuing its efforts to "impose" the McNicoll Bus Garage on the community, TTC must step back and consider an alternate location for the garage.

The proposed garage would bring serious adverse impacts to the highly residential/religious/commercial neighbourhood. As a public service agency, TTC has a duty to make sure that its operation does not negatively impact the community that it is mandated to serve.

2. Lack of transparency in TTC's consultation process

At its first Open House meeting and at a subsequent meeting with SCBC representatives in November 2013, TTC stated that the entrance/exit of the garage will be built such that all traffic to/from the proposed garage facility will lead to McNicoll Avenue.

The materials presented by TTC in their second public meeting on May 14, 2014 does **not** identify where the entrance/exit is located. SCBC requested for a meeting with TTC, and was surprised to be informed on May 26, 2014, for the first time, of the abrupt fundamental design change that the proposed facility's entrance/exit will be **only** on Redlea Avenue, through which all buses being serviced, TTC employee vehicles, refuel oil tankers, and heavy duty waste management vehicles will be using. Since the proposed bus garage is situated adjacent to our church, this design change will bring severe negative impacts to our congregants and program participants.

TTC has failed to consult with or inform SCBC in advance, despite the fact that SCBC is the neighbouring facility and key stakeholder that will be adversely affected by this new fundamental design change. TTC is in violation of its own so-called "Good Neighbour Policy". Also we are of the opinion that TTC has this new critical information at the time of their public meeting held on May 14, 2014, but has failed to make forthright and candid disclosure of all relevant information.

3. Potential pedestrian safety risks

The proposed garage project will bring about an unacceptable level of risks in relation to pedestrian safety. Currently we have more than 3,000 "crossings" of the future Redlea Avenue by our congregants between the church building and parking lot every Sunday morning, and a high volume of crossings throughout Saturdays and during weekday evenings. Our congregants include many seniors, children and young families with babies.

The proposed garage will have direct and huge conflict with the City's Redlea Avenue extension plan which is intended to ease the traffic congestion in the vicinity. In all the City of Toronto's publicly released information, Redlea Avenue is designed as a local passageway with only one lane in each direction and is never intended to hold high volume of heavy vehicles such as those from the proposed TTC Garage. The estimated bus frequency by TTC on Redlea is 500 daily on weekdays and 230 on weekends (250x2 and 115x2 buses respectively, for exit and re-entry), plus vehicular traffic generated by its 325 employees and refueling trucks and waste disposal trucks, etc. This is an enormously high frequency of traffic during SCBC's peak hours of activities during weekday evenings and weekends.

4. Potential health and safety hazards

The proposed garage's large fuel tanks, waste containers, and traffic for refueling and waste disposal pose severe potential hazards, particularly due to the railway track right next to the

garage. SCBC was informed by TTC that there will be heavy fuel trucks coming on site every second day doing refuelling. The recent Lac-Mégantic tragedy and the fire in L'Isle-Verte, Quebec, that destroyed a seniors' home, present a strong case against the presence of industrial fuel tanks and flammable waste in the middle of a residential/commercial neighbourhood. The 250 buses parked in the garage filled with diesel could become 250 bombs if there is a train derailment.

TTC states in its presentation materials (at public open house) that "mitigation is not warranted for air quality", that "the garage would cause minimal impacts to the traffic conditions", and that "mitigation measures have been developed for noise." SCBC met with TTC staff on May 26, 2014 and requested TTC to provide "supporting data" to substantiate their claims. At the meeting, TTC staff stated that their public statements were based on "preliminary results" from various consultant reports. SCBC is still awaiting TTC to provide the 5 environmental impact reports (Archaeological Assessment, Traffic Impact Study, Air Quality Assessment, Noise Assessment and Natural Environment Assessment).

SCBC is quite concerned that the consultants hired by TTC can properly complete a "traffic impact study" without recognizing the "presence and operation" of SCBC, as a "next door neighbour" to the land intended for the garage.

Indeed, despite mitigations that may be attempted by TTC, these are limited and will not eliminate the fundamental risks and hazards associated with the proposed garage. We submit that the adverse impacts arising out of the proposed garage cannot be satisfactorily mitigated.

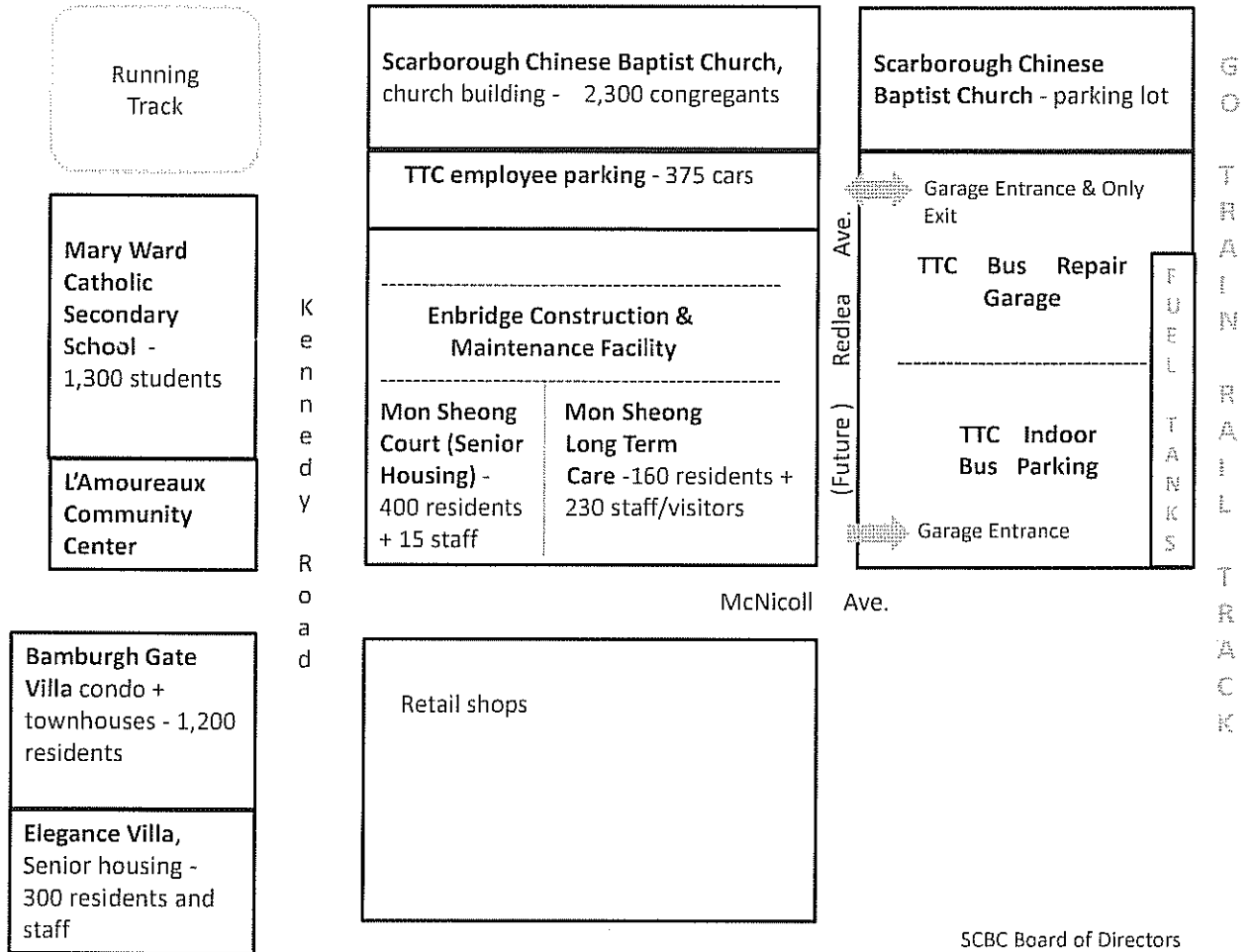
A map illustrating the above risks and hazards, and the affected immediate neighbourhood is attached for reference.

Together with SCBC congregants, the Mon Sheong Court senior residents and staff, Mon Sheong Long Term Care residents, their families and staff workers, the Bamburgh Gate Villa condominium and townhouse residents, Villa Elegance's senior home residents, there are at least 5,000 people in the local community opposing this project, let alone Mary Ward Catholic Secondary School students, users of the L'Amoreaux Community and Recreation Centre, other residents, major malls and many business stores owners in the neighbourhood.

For reasons stated above, we vigorously object to the building of the McNicoll Bus Garage. We strongly urge the City of Toronto and the TTC Board to reject and cancel this proposed garage project.

Board of Directors
Scarborough Chinese Baptist Church
June 10, 2014

IMMEDIATE NEIGHBOURHOOD IMPACTED BY PROPOSED TTC BUS GARAGE



SCBC Board of Directors
June 10, 2014