



## Report for Action with Confidential Attachment

### New TTC Bus Storage and Maintenance Facility

**Date:** July 10, 2018  
**To:** TTC Board  
**From:** Chief Capital Officer

#### Reason for Confidential Information

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This report is about a proposed or pending acquisition or disposition of land for municipal or local board purposes.

#### Summary

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The purpose of this report is to confirm the need for an additional bus garage and maintenance facility and outline the required size, timing and process to commence acquisition of a property.

#### Recommendations

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It is recommended that the Board:

1. Confirm the need for a new 350-bus garage and maintenance facility (9<sup>th</sup> Bus Garage) of approximately 35 acres to be operational in 2026; and
2. Approve the recommendation contained in Confidential Attachment 1 to this report.

#### Financial Summary

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The TTC's 2018-2027 Capital Budget does not include funding for the land acquisition or construction costs associated with a 9th bus garage. Funding requirements will be identified for the Board's consideration as part of the 2019 Budget process.

The Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **Equity/Accessibility Matters**

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Any new facility will be constructed to be accessible in accordance with the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) and the Ontario Building Code.

### **Decision History**

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On April 30, 2014, the TTC Board received for information a staff report titled “Status of Planning Activities for the McNicoll Bus Garage”:

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2014/April 30/Reports/McNicoll Bus Garage Status of Planning Activities.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2014/April%2030/Reports/McNicoll%20Bus%20Garage%20Status%20of%20Planning%20Activities.pdf)

At its meeting on November 30, 2016, the Board approved the purchase of 1810 Markham Road to expand the Malvern Garage Facilities:

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2016/November 30/Reports/10 Proposed Acquisition of Property for TTC Bus Operations.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2016/November%2030/Reports/10%20Proposed%20Acquisition%20of%20Property%20for%20TTC%20Bus%20Operations.pdf)

### **Issue Background**

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The TTC currently operates bus service out of seven bus storage and maintenance facilities located across the city of Toronto. These facilities have been operating with more buses than the design capacity for a number of years.

In 2014, due to this capacity shortfall, staff began investigating an interim facility to house approximately 250 buses until such time as the new McNicoll Bus Garage is in operation. Given the limited availability of suitable opportunities, staff also pursued smaller existing facilities.

In November 2016, the Board approved the purchase of 1810 Markham Road, which is a 1.97 acre parcel with an existing garage contiguous with TTC’s Malvern garage. This purchase reduced the capacity shortfall by 40 buses.

In 2020, the TTC will open McNicoll bus garage. This garage has a design capacity of 250 buses and is located on an 18.35 acre site.

Despite the additional capacity provided by the acquisition of 1810 Markham Road, as well as the upcoming opening of the McNicoll bus garage in 2020, the most recent Bus Fleet & Facility Plan (shown on Appendix 1) indicates that the garages will be operating over capacity by 215 buses in 2026. In addition, 100 buses from the expanded Wheel-Trans bus fleet will require accommodation. This will result in an overcapacity of 315 buses in 2026 and 330 buses in 2027. A new bus garage accommodating 250 buses (40 ft length) and 100 Wheel-Trans vehicles is forecast to be required at that time.

Based on the limited number of properties available, and due to the amount of time it takes to procure, possibly rezone, design, obtain approvals and construct, it is necessary to commence the search for a property for the 9<sup>th</sup> bus garage.

As the 9<sup>th</sup> bus garage will need to accommodate 350 buses, a larger site will be required. A minimum of 35 acres depending on configuration and availability is recommended to provide space for the larger building, as well as opportunities for additional uses and flexibility of outdoor space including:

- improved vehicular circulation around the site
- bus storage area that easily accommodates the additional space required for electric vehicles (substations, charging stations, transformers)
- a more efficient garage layout with all uses at grade level
- more storage capacity for buses
- sufficient area to accommodate initiatives required by Toronto Green Standard including storm ponds and any on-site energy generation facilities.

Potential locations for the 9<sup>th</sup> bus garage are discussed in the confidential attachment.

## **Comments**

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The need for a 9<sup>th</sup> bus garage has been identified as being required in the medium term. Given the limited availability of property and the length of time required to complete the project, the search for a suitable property should commence.

Further information is shown in the confidential attachment.

## **Contact**

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## **Signature**

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Susan Reed Tanaka  
Chief Capital Officer

## **Attachments**

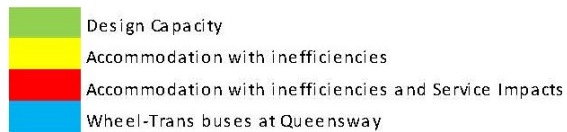
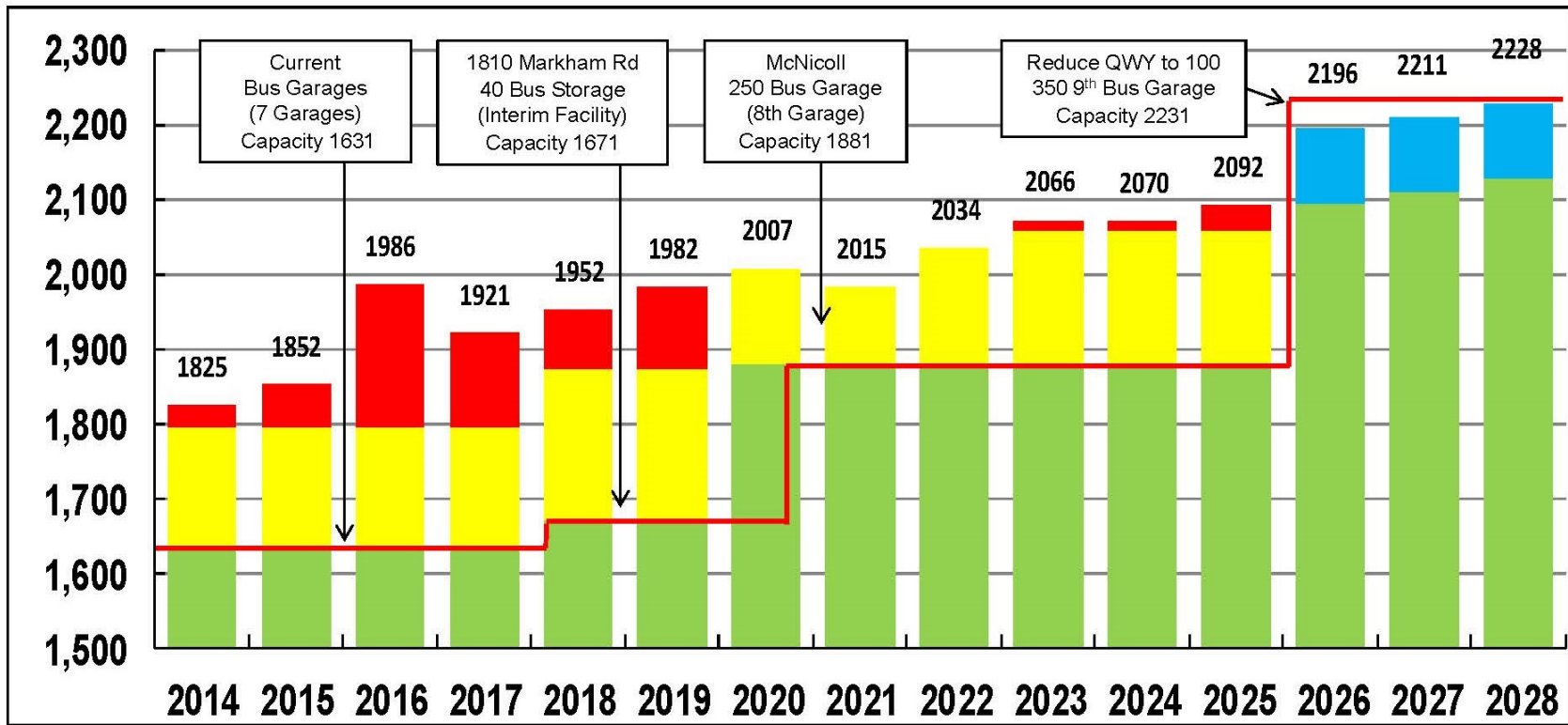
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Appendix 1 – 2014-2028 Bus Fleet & Facility Plan  
Confidential Attachment 1  
SP#03078-31-363

# 2014-2028 BUS FLEET & FACILITY PLAN

## OVER CAPACITY

### Bus Facility Plan - 9<sup>th</sup> Garage 2026 & Reduce Queensway



XXXX Fleet Requirement Based on Service Planning Request

6/27/2018

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