



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

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

Summary

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

It is recommended that the Board:

1. Confirm the need for a new 350-bus garage and maintenance facility (9th 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

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

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

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

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 9th bus garage.

As the 9th 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 9th bus garage are discussed in the confidential attachment.

Comments

The need for a 9th 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

Pamela Kraft, Head – Property, Planning & Development
416-590-6108
pamela.kraft@ttc.ca

Signature

Susan Reed Tanaka
Chief Capital Officer

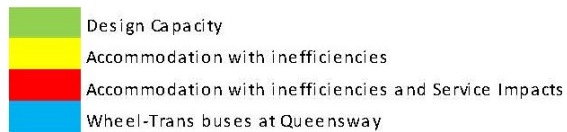
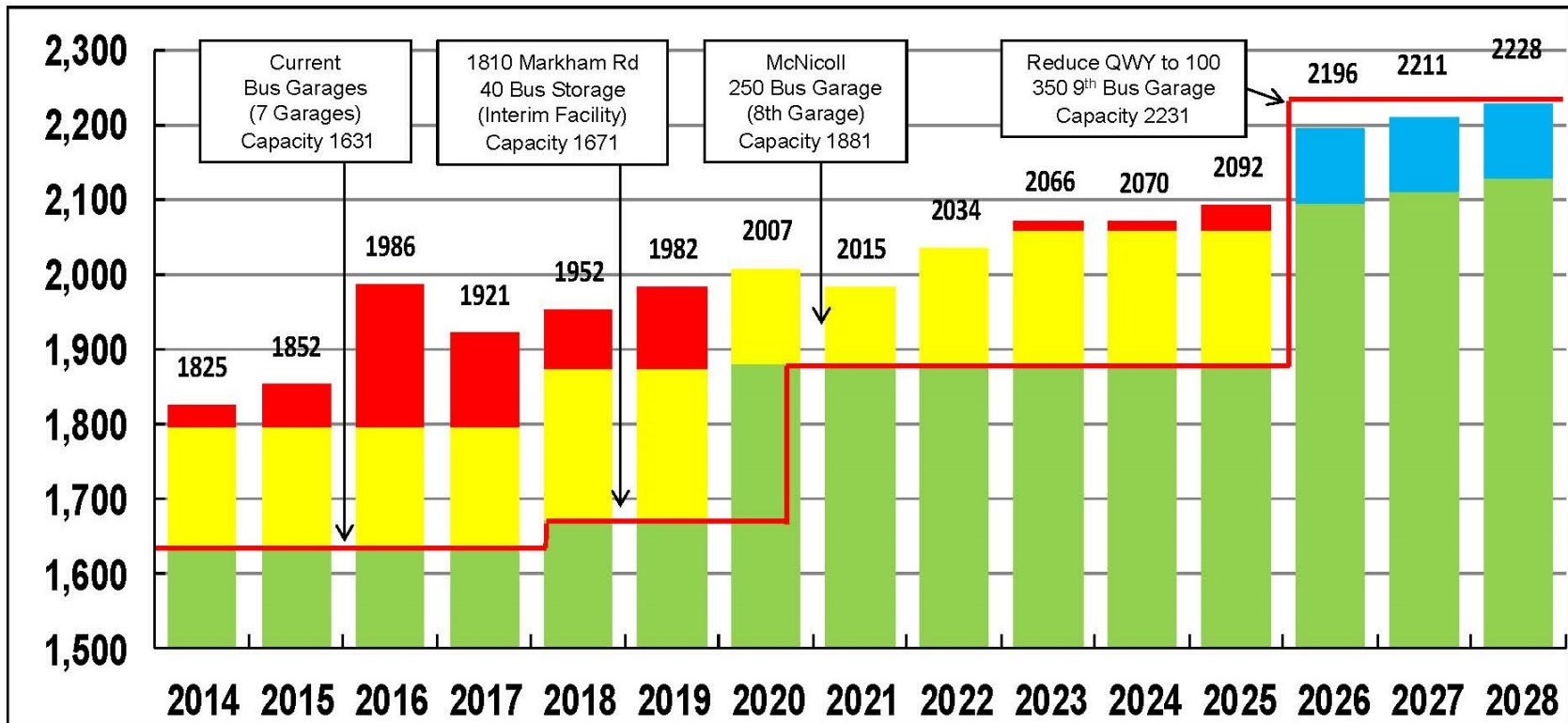
Attachments

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 - 9th Garage 2026 & Reduce Queensway



XXXX Fleet Requirement Based on Service Planning Request

6/27/2018

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