



**Donlands Station  
Second Exit/Entrance and Easier  
Access Improvements –  
Construction Overview  
Residents of 2-14 Strathmore Blvd.  
December 2, 2020**

# | Presentation overview

1. Introductions and housekeeping
2. Greetings from Councillor Fletcher
3. Second exit/entrance and Easier Access (elevators) project background
4. Project schedule
5. Design rendering and preliminary construction staging
6. What to expect during construction
7. Pre-condition surveys
8. Strathmore Blvd. parking impacts
9. Meeting notes – request for feedback from residents
10. Question and answer
11. Next steps



# Introduction and housekeeping

- Speakers: Denise Jayawardene, Christina Joseph, David Nagler, Morteza Hagshenas, Trisha Neilson
- Greetings from Councillor Paula Fletcher – Ward 14
- Introduction of all participants
  
- The presentation will be approximately 45 minutes, leaving 1 hour and 15 minutes for Q&A. The meeting will end at 8:30 p.m.
- Using the hands up and chat features as well as the smartphone option
- If there are technical issues let us know in the chat and we will try to address
- After the presentation participants will have the opportunity to ask questions
- Everyone will be muted until the Q&A and we will unmute participants if they wish to comment/ask questions live instead of in the chat
- Golden rules of respecting all participants and the time



## | Project overview:

- The TTC will make Donlands Station accessible with new elevators at the existing entrance building
- The TTC will make Donlands Station safer by constructing a new secondary entrance/exit building at 17/19 Dewhurst Blvd
- Minor works are underway. Major second exit/entrance construction is currently projected to begin **December 7**. The start date is subject to the COVID-19 pandemic and its evolving impacts



# Why are second exits important?

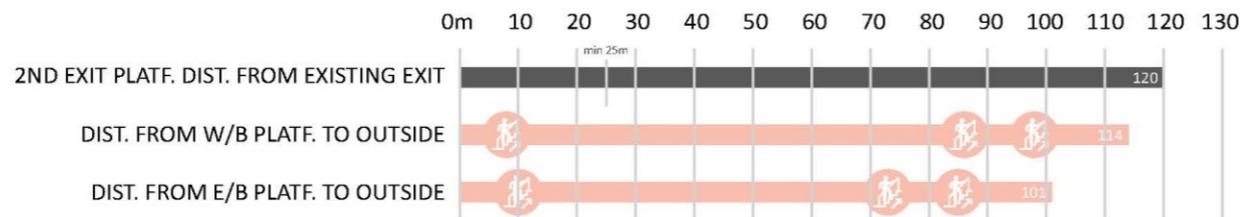
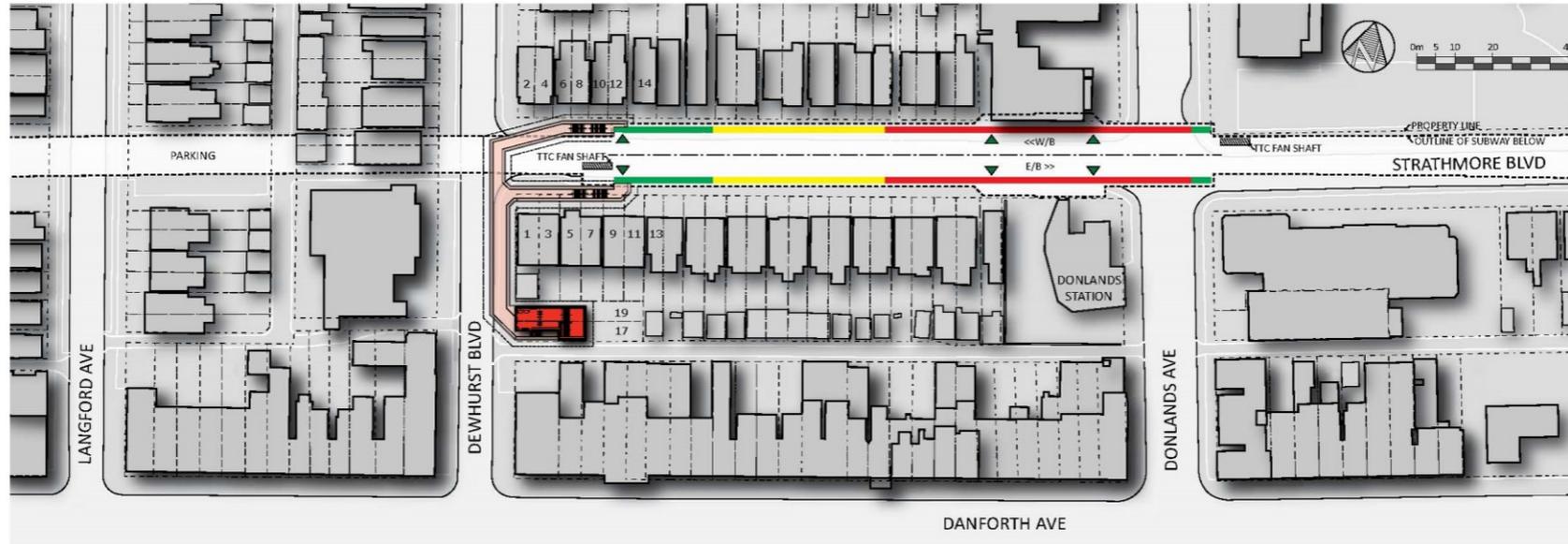
- Provide safe and efficient evacuation during an emergency
- May 2016: customers offloaded onto Keele Station platform due to a fire incident in the tunnel



# Second Exit/Entrance – Local Working Group’s (LWG) approved location

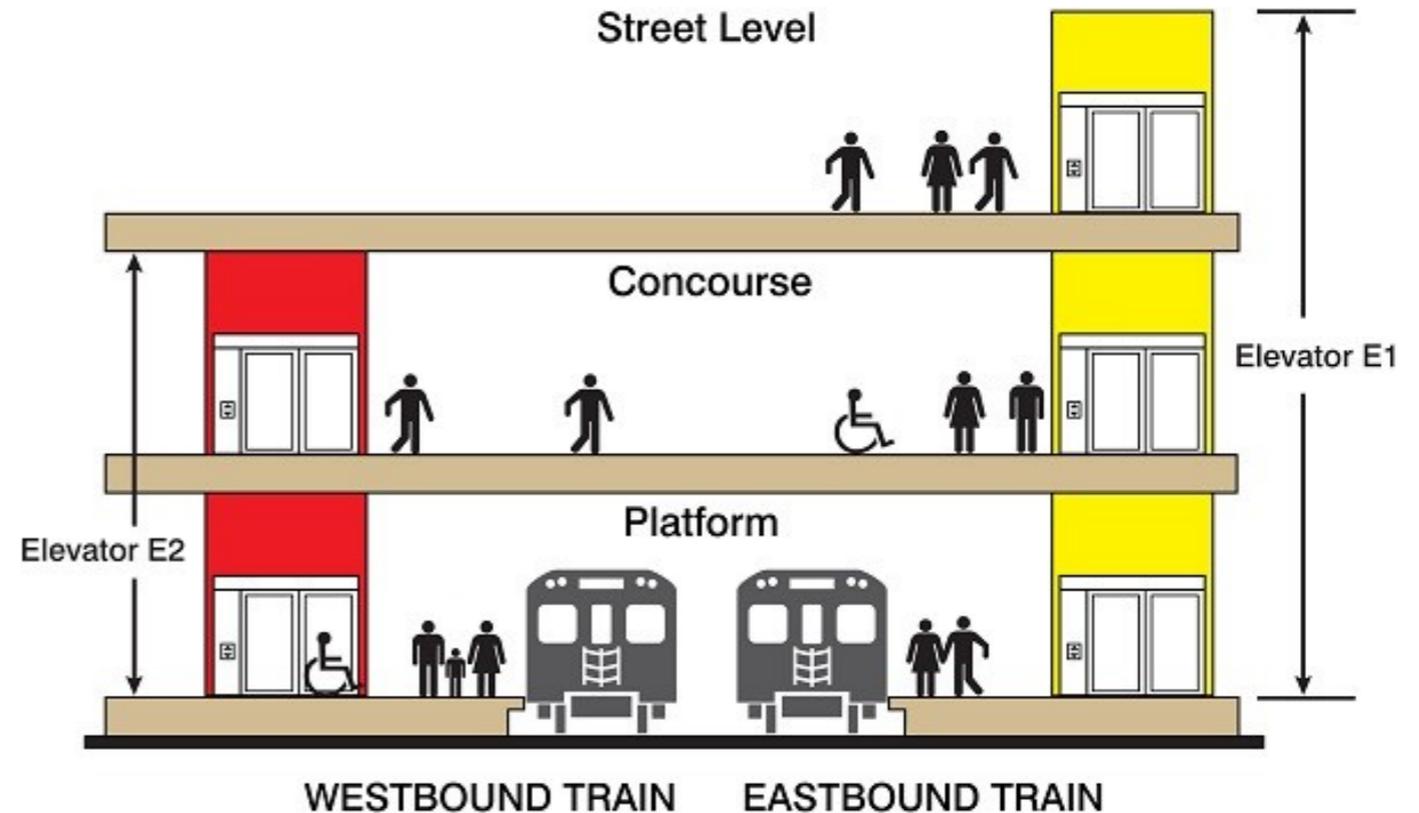
**LOCAL WORKING GROUP**  
 ALL OPTIONS PROPOSED BY LOCAL COMMUNITY MEMBERS  
**OPTION E • 17/19 DEWHURST BLVD**

**DONLANDS STATION**  
**SECOND EXIT**  
 May 17, 2016  ENGINEERING DEPARTMENT



## Easier Access Program and Donlands Station elevator section image

- Program to make all stations accessible
- Elevators, sliding doors, accessible fare-gates
- Elevators are built at the primary station building (Donlands Ave. and Strathmore Blvd.)



# Donlands Station elevator site plan



**E1** – Street-level location of new elevator to access the street-to-concourse-to eastbound subway platform level

**E2** – Underground location of new elevator to access the concourse-to westbound platform subway level

# Donlands project schedule

**Scheduled to begin  
December 7**

*\*pending Covid-19 situation*

Start construction on Second Exit/Entrance and elevators

**2023**

*\*pending unforeseen circumstances*

Finish construction on Second Exit/Entrance and elevators



# Example of Coxwell Station Easier Access construction

- Caisson installation to stabilize soil and create safe work zone
- This information was provided during the LWG public consultation (for the second exit/entrance site selection process)

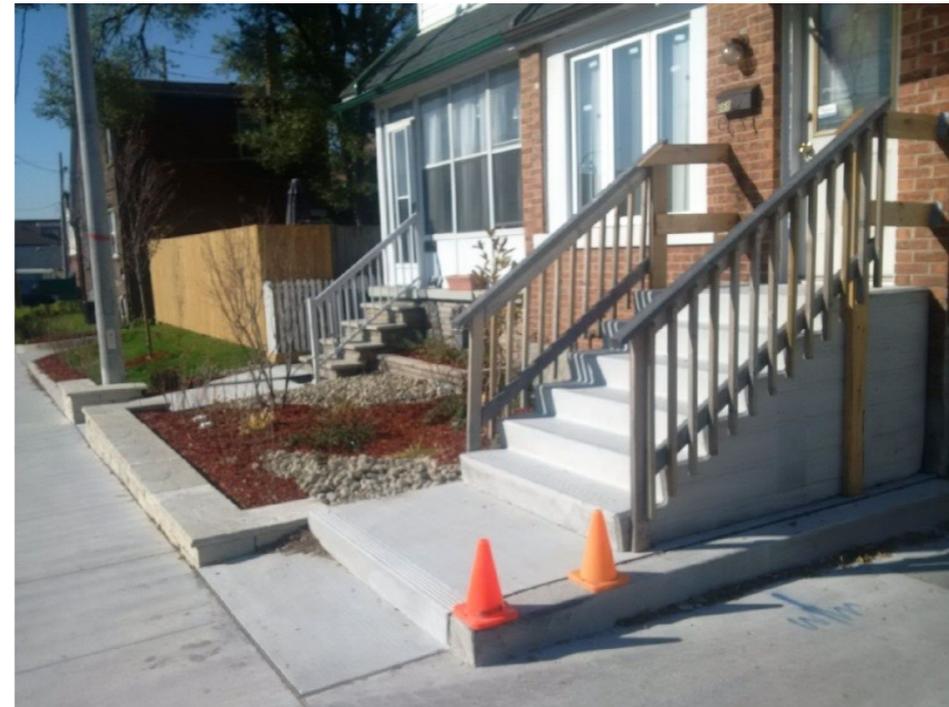


# Example of Woodbine Station construction

- Shared porch access during construction
- This information was provided during the LWG public consultation (for the second exit/entrance site selection process)



# Woodbine Station – post construction



# Conceptual staging plans

- The following slides include conceptual staging plans and porch renderings (for 1-14 Strathmore Blvd.) - provided for illustrative purposes only
- Plans are subject to change as information and the construction planning is finalized by the contractor
- Conceptual renderings and illustrations are the artist's/architect's impressions only



## | Future meetings before each new stage

- The TTC would like to meet with the residents of 2-14 Strathmore Blvd. before the beginning of each major stage of construction to inform residents of upcoming work
- Because of COVID-19, the meeting format will likely be a WebEx meeting



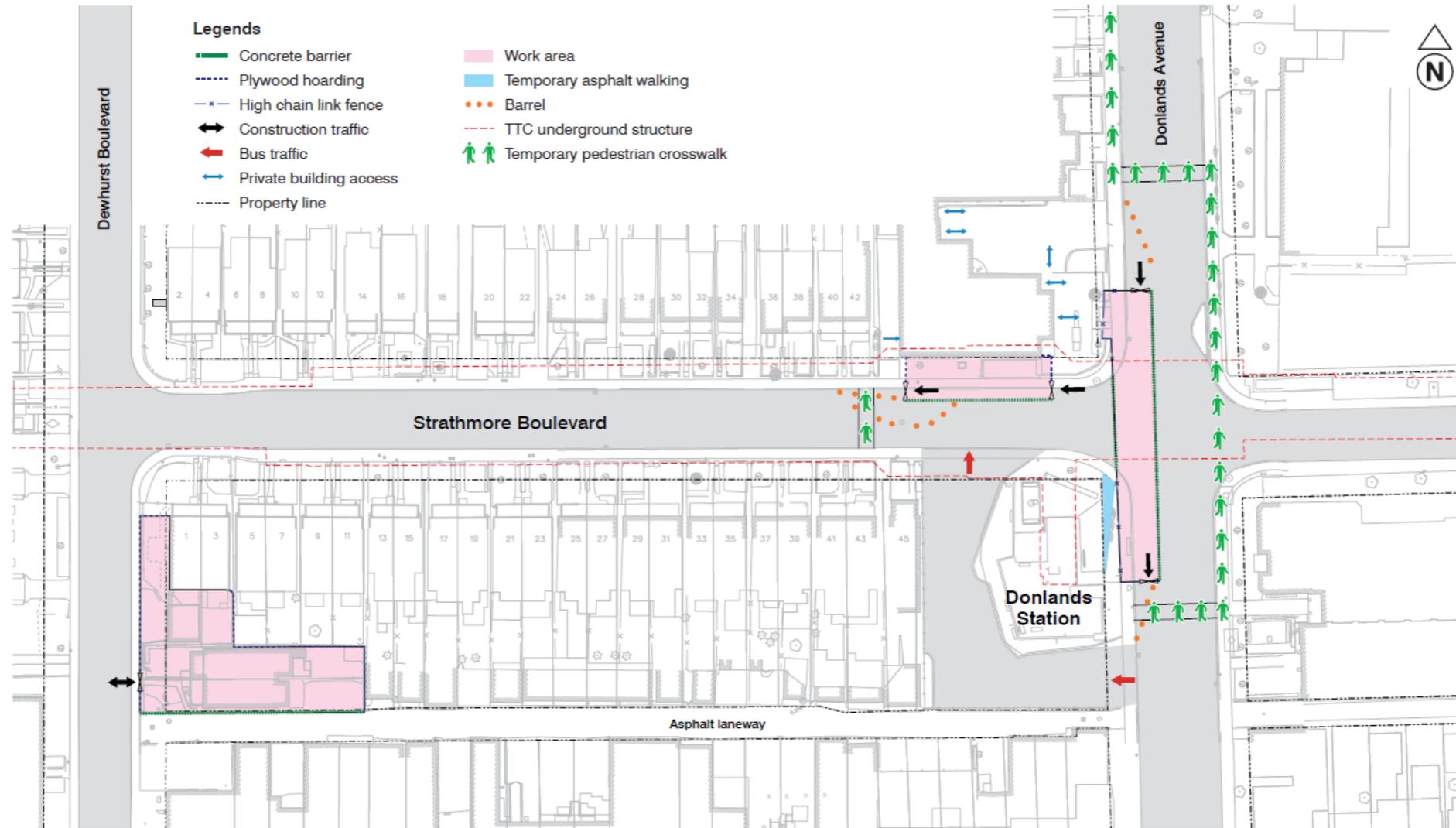
# Conceptual second exit/entrance building design



Conceptual design image of the second exit/entrance to be built at 17/19 Dewhurst Boulevard.



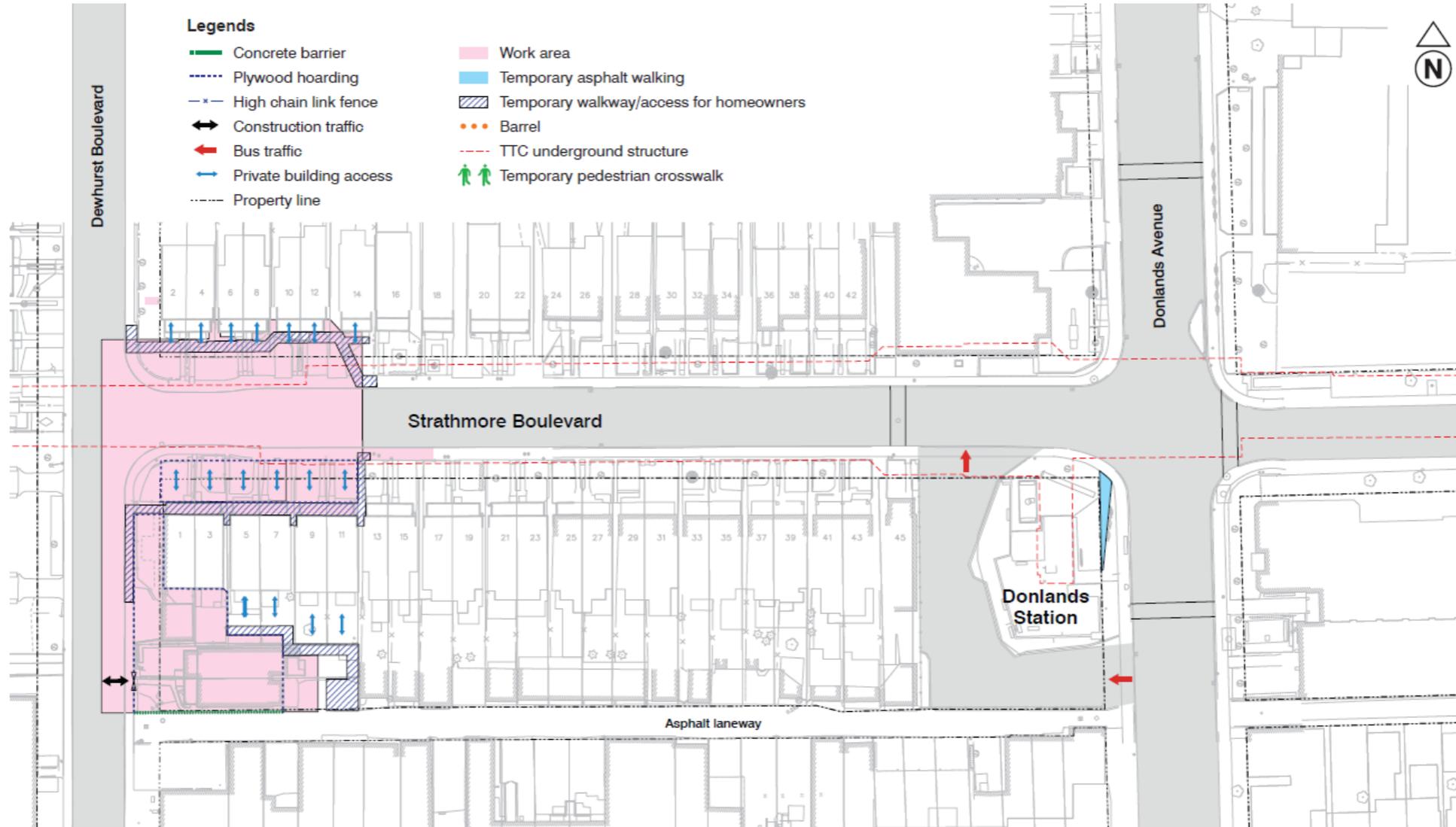
# Conceptual staging – 1A



Plans are subject to change



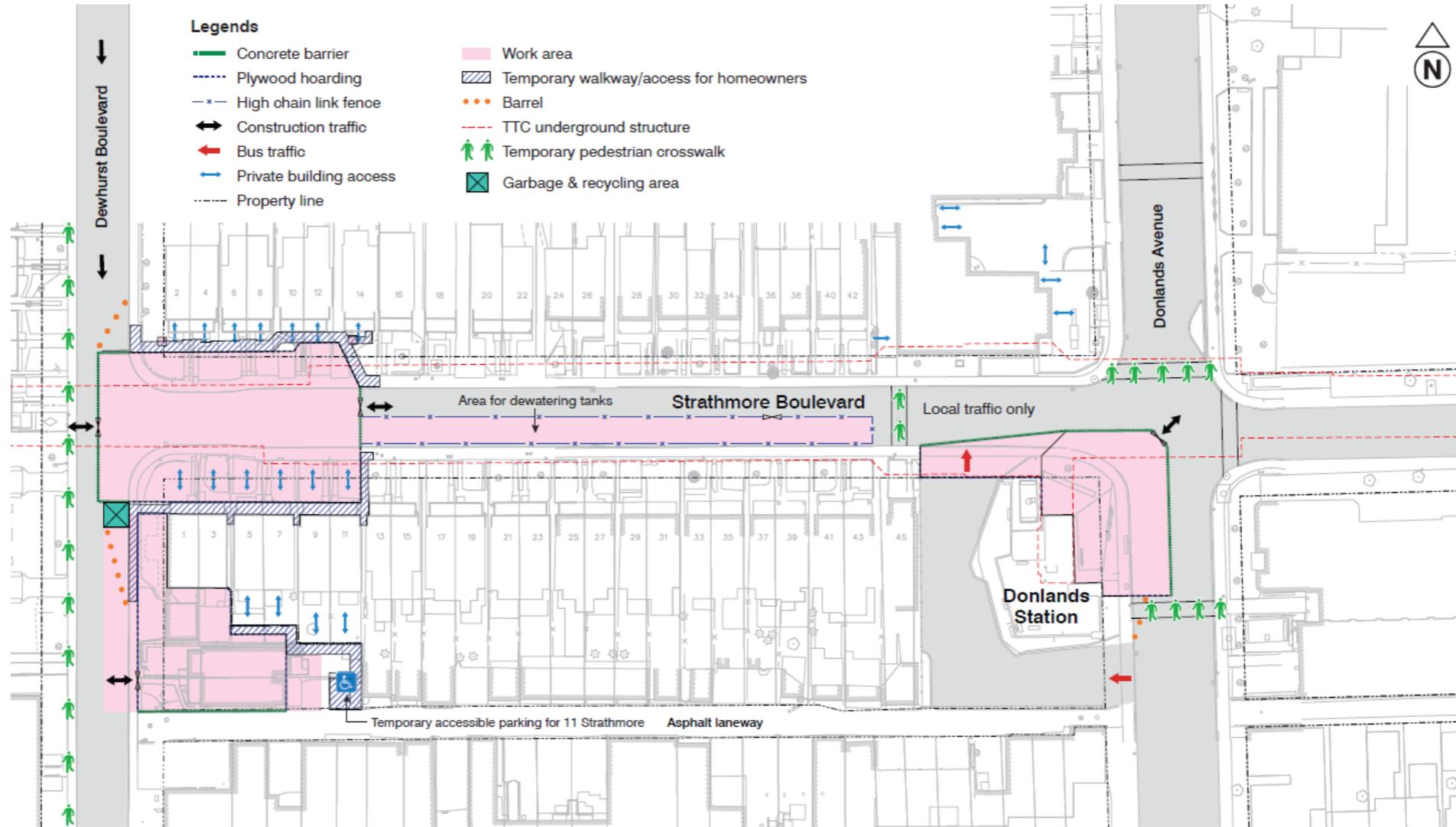
# Conceptual staging – 1B



Plans are subject to change



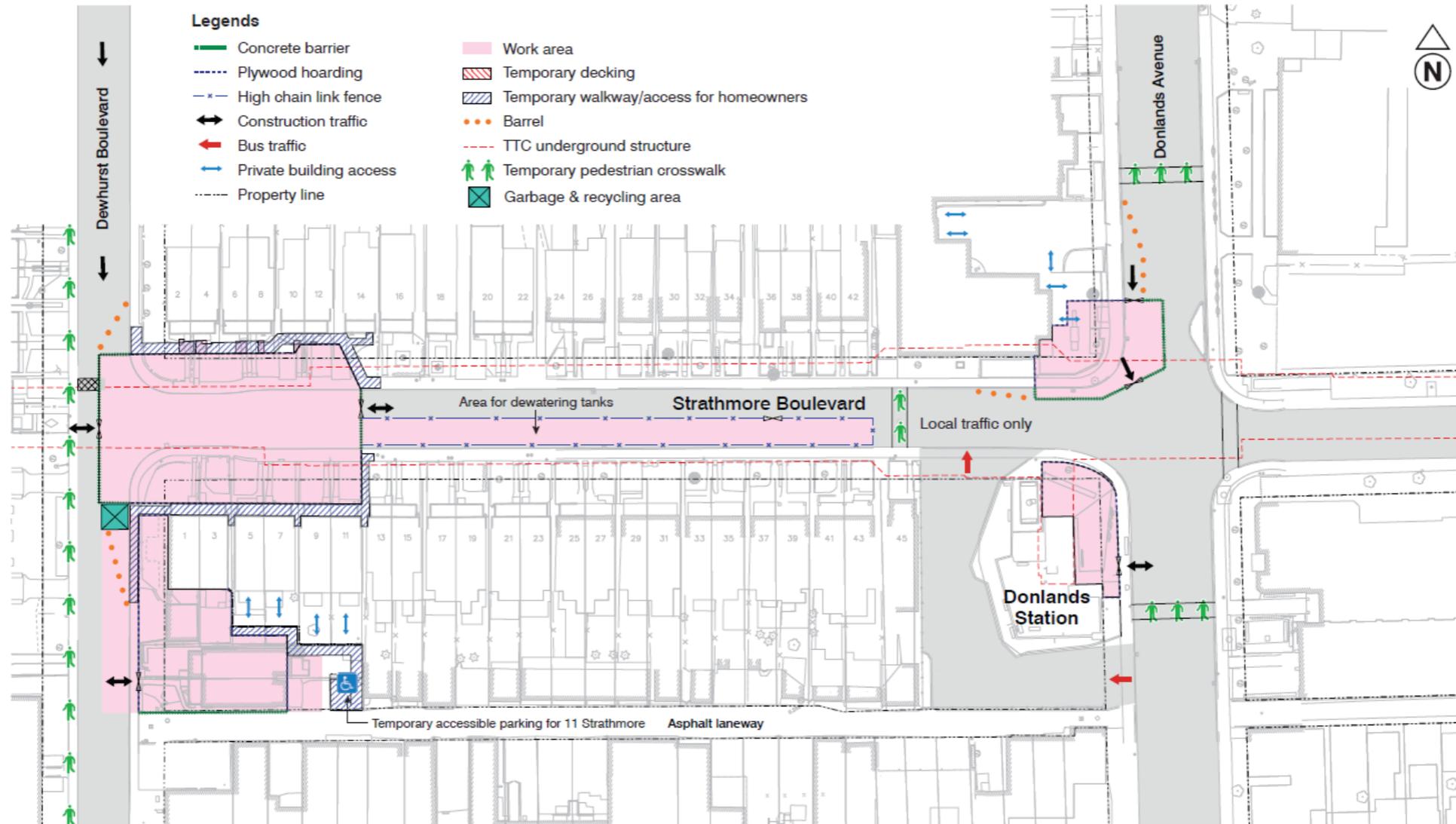
# Conceptual staging – 2



Plans are subject to change



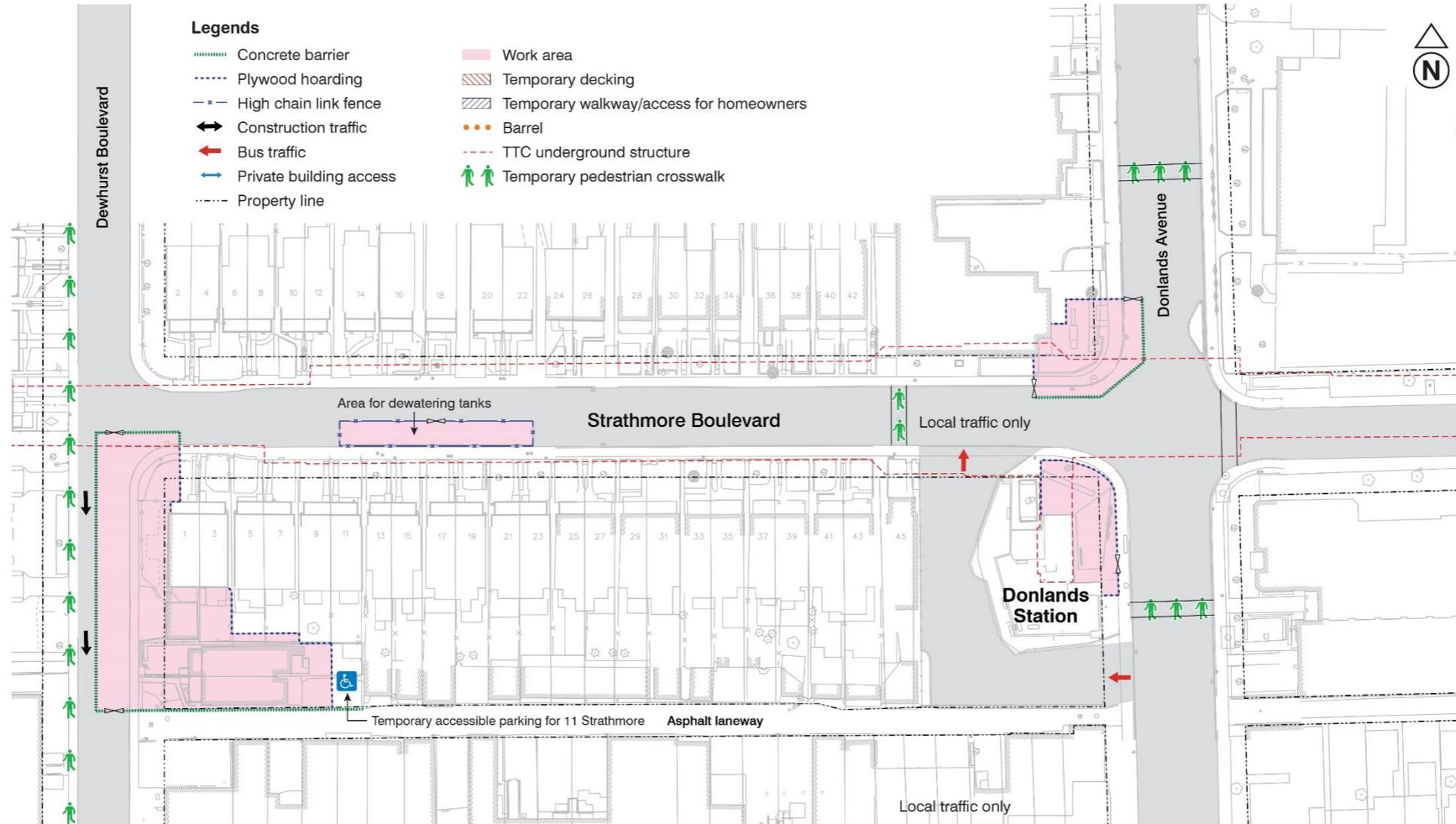
# Conceptual staging – 3



Plans are subject to change



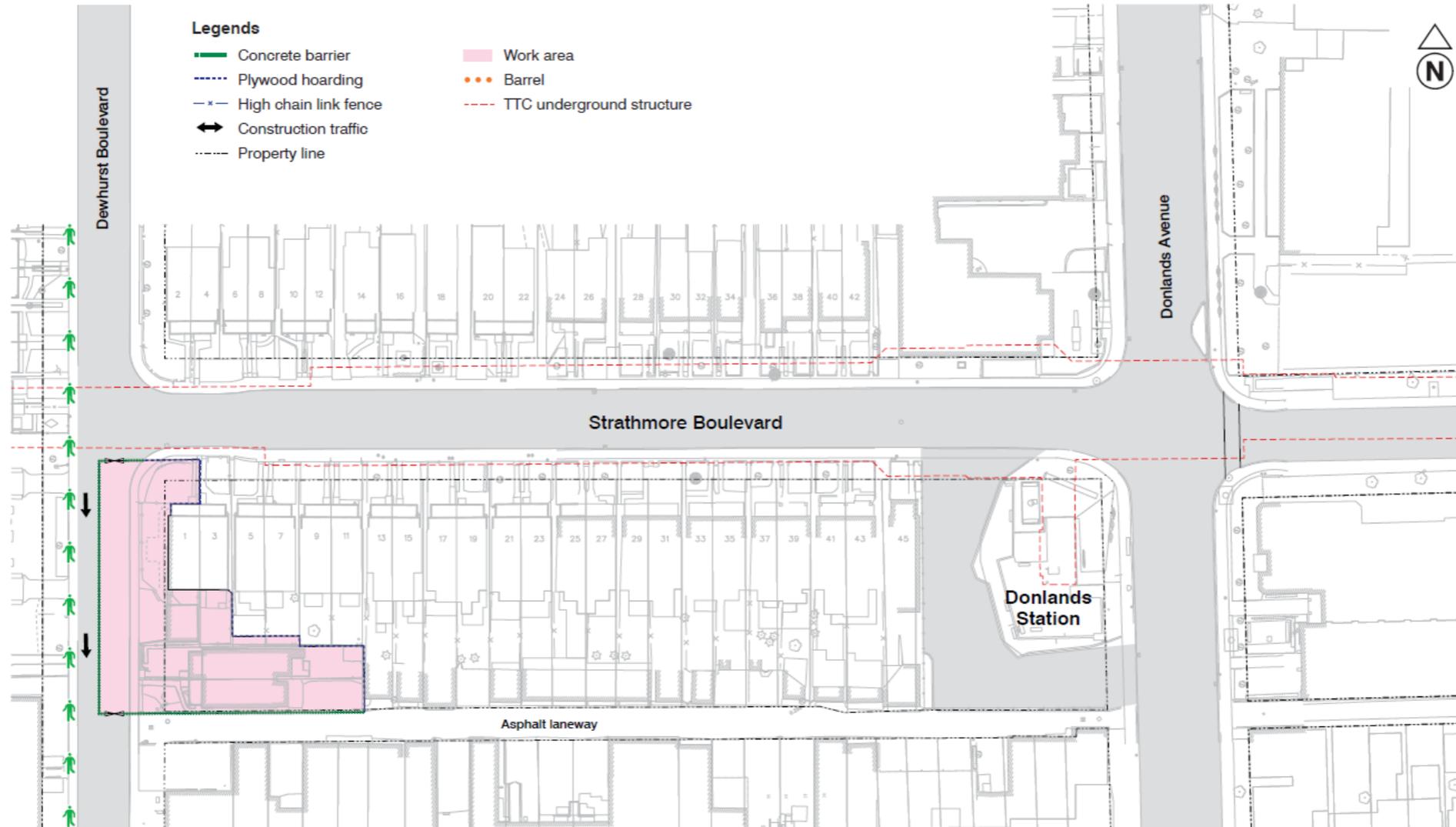
# Conceptual staging – 4



Plans are subject to change



# Conceptual staging – 5



Plans are subject to change



# Conceptual renderings (porches for 1-14 Strathmore Blvd.)

Hoarding and temporary walkways – Stage 1B (North Side)



- Mesh with dust control will be in place



# Conceptual renderings (porches for 1-14 Strathmore Blvd.)

Hoarding and temporary walkways – Stage 1B (South Side)



# Construction

- The majority of second exit/entrance work will take place between 7 a.m. and 7 p.m., as required
- As permitted, some overnight and weekend work will be required during the course of this project in order to complete the work
- Noise, dust and vibration associated with construction is unavoidable with this work
- Mitigation measures such as vibration monitoring, and wet cutting of concrete and mesh fencing (to reduce dust) will be implemented
- Construction trucks, equipment and site staff will be present in the general area
- TTC Community Liaison will provide construction updates, coordinate responses to questions, coordinate meetings with neighbours and the project team



# Dewatering tanks

- This is an example of a dewatering tank. The tanks that will eventually appear on Strathmore Blvd. may not look exactly like this



# Pre-condition surveys

- The pre-condition surveys help protect the homeowner by documenting the condition of the home prior to construction. If damage does occur, the homeowner will be able to easily demonstrate what has occurred when making a claim
- During the first pre-design condition survey site visit in 2019 (to those homeowners who approved), the TTC and its consultant representatives recorded the interior and exterior condition of owners' properties. For those who had a survey completed, the document was sent to your solicitor on Monday, September 8, 2020
- A second pre-construction condition survey is required to be completed by the Contractor before construction and the first request was made in September 2020. The video survey provides a picture of existing conditions for comparison in the rare event that damage occurs. **This second survey is important as it officially documents the pre-condition of your property**



# Upcoming utility relocation, tree removal and temporary walkway construction

- Cutting of asphalt/concrete, excavation, watermain relocation, gas line relocation and hydro pole relocation will begin as early as Monday, December 7
- Crews on behalf of the TTC will require access to the front yards (2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 Strathmore Blvd.) to investigate and prepare for the relocation of watermains, gas lines, hydro poles and telecommunications infrastructure
- Crews will also require access to the front yards of 5, 7, 9 and 11 to install the temporary walkway
- Access to homes will be maintained



## **Upcoming utility relocation, tree removal and temporary walkway construction (2)**

- This work will typically take place Monday to Friday from 7 a.m. to 5 p.m. with weekend work as required
- Adjacent on-street parking will be blocked off during tree removals and utility work
- 10 and 14 will be provided parking accommodation
- The adjacent sidewalk will be temporarily closed for a few hours, with re-routing per any such construction work



## Strathmore Blvd. – city street permit parking (8A) impacts

- During the majority of construction (3-4 years) there will be little to no street parking available on **Strathmore Blvd. between Dewhurst Blvd. and Donlands Ave.** City Transportation typically bags the existing signs and adds no parking signs
- Parking will be removed in order to accommodate safe excavation and dewatering tanks that will be located on the south side of Strathmore Blvd.
- The water table in this area is high and placing these dewatering tanks is essential (the tanks assist in the process of separating solid waste from sludge and temporarily lowering groundwater levels for stable work underground)



## Strathmore Blvd. – city street permit parking (8A) impacts (2)

- If you already have a street parking permit you may park on any licenced street within your permit area (8A). City Transportation has confirmed there are parking spots available within area 8A. Please see a map of the parking permit area here: <https://www.toronto.ca/legdocs/mmis/2015/pw/bgrd/backgroundfile-85333.pdf>
- If you have a driveway or laneway access (other than for 10 and 14 Strathmore Blvd.) you will be able to access your driveway/laneway using the available space on Strathmore Blvd. roadway and park your vehicle



## Alternative parking proposals were reviewed

- Our project team reached out to the City to request their assistance for items under City control in the City right-of-way. This includes the TTC's request on our neighbours' behalf to designate new on-street parking spots on Dewhurst Blvd. and a separate request to the Toronto Parking Authority for off-street parking availability in their lots on Langford and Woodycrest avenues
- The City has advised that they do not designate spaces for exclusive use and cannot designate the east side of Dewhurst for permit parking. If you already have a street parking permit, residents may park on any licenced street within their permit area



# Request for feedback from residents

- The questions below were asked at the previous residents' meeting:
  - Is there an entrance on both sides of the walkway? The public will just walk through and past our front doors. The risk of theft for personal deliveries is high for this neighbourhood
  - How will security be maintained for the shared porches? Will the fence be locked?
- **Gates and signs have been added to the plans; the decision to add a lock/passcode to the ends of the walkway needs to be discussed and decided with consensus amongst residents**



# Security gates – considerations

<b>Pros</b>	<b>Cons</b>
Secure	Password will inevitably need to be shared with guests and delivery people e.g. Canada Post, Uber Eats, Amazon etc. making it less secure over time
Limits access to residents only	Potential to forget password, or for people needing access not having it



# Question and answer

- Questions sent in ahead of time:
  - What does restored to existing condition mean in the context of front lawns?
  - Is there coordination of utility work?
  - What is the grey square beside 2 Strathmore on slide 16?
  - Will the backyard of 13 Strathmore still be accessible via the walkway between 13 and 11?
  - Can garbage cans be stored between 13 and 11 Strathmore?
  - In the laneway behind the houses on the south side of Strathmore, will the current back fences be removed?
  - What fencing will be in place when construction is complete?



## | Next Steps – request for feedback

- If you have any questions about the proposed construction plan, please contact: [Christina.Joseph@ttc.ca](mailto:Christina.Joseph@ttc.ca) or 416-994-0923.
- For more project background and previous public consultation presentations please visit: <http://www.ttc.ca/donlandsconstruction>



