

**Donlands Station Second Exit – March 3, 2016**  
**St. David's Church 6:30 p.m. - 9:30 p.m.**

**Meeting Purpose:**

On March 3, the TTC hosted the second meeting of the Local Working Group (LWG) for the Donlands Station Second Exit. The TTC received 30 second exit location proposals from the LWG and the local community.

The LWG reviewed and discussed the options submitted and worked towards agreement on up to **eight** final options to submit to TTC for technical analysis.

**LWG Members in Attendance:**

Leslie Domenico	Karen Jiang
Deinah Lawrence	Ryan Morris
Nicole Ladanyi	Bryce Murphy
Ian Crysler	Ryan Gadoury
Beth Martin	Oliver Hierlihy
Angela Monette	Sean Symes

**Regrets:**

Asma Desai  
Rev. Clements  
James O'Donnell

**Expert Panel on Second Exits:**

Simon Rees

**TTC:**

Adrian Piccolo  
Nada Zebouni  
Maria Nikolova  
David Nagler  
Denise Jayawardene  
Paul Tran

**Neighbours in attendance to observe:**

Seven residents

**Elected Officials:**

Daryl Finlayson, EA, Councillor Mary Fragedakis' Office

**Agenda:**

- Introductions
- LWG Member Presentation
- Review of location options submitted
- Discussion on up to eight options to submit to TTC for technical analysis
- Q&A with neighbours in attendance, Second Exit Evaluation Framework Overview & Decision Making Process
- Q&A with meeting observers in attendance

**Action Items:**

- TTC to post presentation and meeting notes on the Second Exit project website
- TTC to contact City Real Estate about the ownership of the LWG's second exit proposal #9 (Laneway between 14 and 26 Dewhurst)
- TTC to report back to the LWG on the peak hour passenger numbers at Donlands Station
- TTC to report back on annual number of fires recorded on system
- TTC to inform relevant property owners that the LWG has recommended their property as one of nine options for further review and evaluation as a potential second exit site. The property owners will be invited to meet with TTC staff in person and to attend

future LWG meetings. With their permission, their feedback will be shared with the LWG.

**Next Steps:**

- TTC to complete technical analysis of the options put forward by the Local Working Group
- Reconvene for LWG meeting number three in May for the LWG’s evaluation and rankings of their options

**Meeting Notes:**

- An LWG member (Nicole Ladanyi) made a presentation outlining concerns on behalf of local residents on Strathmore (between Dewhurst to Donlands). The presentation referenced survey results (Ms. Ladanyi kindly confirmed that 23 were submitted to her). For any questions regarding the presentation or survey results within it, please contact [denise.jayawardene@ttc.ca](mailto:denise.jayawardene@ttc.ca) who will forward inquiries to Ms. Ladanyi.
- Prior to the LWG voting on their top eight location options, the group voted to make the following decisions:
  - To allow Oliver Hierlihy (Danforth Mosaic BIA Coordinator) to vote in the initial selection process on behalf of James O Donnell (local business owner in the BIA).
  - LWG members will not be able to rank the final options via the evaluation framework on behalf of other members and only those present will participate in the final evaluations of the options
  - To combine some of the proposed locations options into one address for voting purposes
  - To remove some locations that individual LWG members had proposed including:
    - 2 & 4, 6 & 8, 5 & 7 Strathmore Blvd
- LWG members used “dots” to indicate which potential locations they support carrying forward for further review. The term “Dotmocracy” refers to using stickers to show a cumulative voting process.
- The LWG voted to carry forward nine final **options (the last two options had 6 votes each, therefore the number of options to carry forward was increased from eight to nine)** for further review and evaluation:

**Final Nine Options for further LWG Review**

Address	Dotmocracy Voting result
890 Danforth Avenue - TD Bank Parking Lot	10
14 Dewhurst (Church Property)	10
17/19 Dewhurst Blvd (residential property)	9
888 Danforth Avenue	9
Wilkinson Junior Public School Parking Lot - North-East corner Donlands & Strathmore	8
1/3 Strathmore (garage only)	7
NE Corner boulevard space in front of Wilkinson Junior Public School	
NE Corner of Donlands/Strathmore	7
1/3 Strathmore	6
890/896 Danforth Avenue TD Bank Building lot	6

## Q&A:

1. Can the fire ventilation shaft on Strathmore Blvd (east of Dewhurst) be relocated?

**Yes. If the final location chosen by LWG determines that the fire ventilation shaft is required to be relocated, TTC engineering can advise on the impacts of moving this type of infrastructure. It would be possible to move it further west.**

2. Is it considered safe to build the exit towards the eastern end of the platform (east of Donlands Ave)? Why does the map showing street level with the Donlands Station Subway "Platform Level" overlay, go from red to green (with no yellow in between)?

**The eastern end of the platform provides the LWG with technically safe options, should it be chosen. TTC engineering has indicated the area at the far east end of the station box as green on the map. No yellow is shown on the east end of the station box, because engineering first layouts the 25m (minimum distance) from the existing exit going east, beyond which the end of the platform is located. There is no yellow shown, as the area beyond 25m of the existing exit is the end of the station box which is shown in green.**

**There is no room for a "yellow zone" or a full 25m for green that exists on the west end of the station box. Basically this means that if a second exit is going to be placed at the east end of the station box, it would be in proximity to the end of the platform.**

3. What is the process if a final location is chosen along the Dewhurst right of way?

### ***During Construction:***

**Depending on where the final location is determined, a local street may be narrowed in sections and changed temporarily from two way traffic to one way traffic, to accommodate construction during different phases of work. City Transportation and Emergency Services would need to approve construction plans.**

### ***Permanent Street Changes:***

**If the final location is determined to be located on Dewhurst Boulevard (or elsewhere), within the public right of way (the sidewalk or roadway), any permanent changes to local streets would need to be approved by City Transportation and Emergency Services and be referred to City or Community Council for further review. The final decision of any option with such impacts would be the City's - not TTC's.**

4. What is the City process in dealing with local fires within construction areas?

**Once a contractor is on board to build the second exit, Road Occupancy must be submitted to City staff for further review and commentary.**

**This process is called The Road Disruption Activity Reporting System (RoDARS).**

**RODARS is a system that informs the public of planned roadway closures throughout the City of Toronto. Through the Building Permit application and the Rodar process, EMS, Fire and Police are informed of local construction, new access routes (if any) and any new temporary emergency infrastructure (such as a relocated fire hydrant) which would be put in place prior to excavation by the contractor, to support the neighbourhood during construction. No building permits for construction are granted until review and approval by the City.**

5. Local Resident question: It appears that the LWG through this discussion is determining the safety aspects of the second exit, as opposed to TTC engineering staff. Is that the case?

There are separate categories in the evaluation framework for Safety.

1. TTC through its technical analysis determines how safe a second exit will be for all users of the station in the event of an emergency. Quantitative categories within the evaluation framework, such as a) the distance of a new second exit to the existing exit at platform level b) the distance of a new second exit to the end of the subway platform and c) the distance of the second exit at platform to the street outside, are categories that are not open to interpretation.

2. Safety is again evaluated within the Local Community Impact (Permanent) category and also in the Local Community Impact (during construction) category. There are qualitative measures for the LWG to evaluate with their local knowledge.

The framework is designed to account for both safety of transit passengers/station users, and residents and neighbours in the local community.

6. What are the details of the Spadina Station pedestrian tunnel?

The station consists of two separate sections, one for the Bloor-Danforth (line 2) and one for the Yonge-University-Spadina (line 1). The pedestrian tunnel originally contained a pair of long moving walkways, which are no longer in operation and have been removed.

7. If a tunnel is required, will it be equipped with emergency lighting?

Yes, emergency lighting would be installed as per the standard requirements for underground pedestrian tunnels.

8. If a residential location is suggested to TTC by the LWG for technical evaluation, will the resident be notified?

Yes. Once the LWG reaches agreement on location options to be evaluated, TTC will request owner information from City Real Estate. Relevant property owners will be notified, asked for feedback, and invited to attend the LWG meetings.

9. If option 9 (Laneway between 14 Dewhurst and 26 Dewhurst) is chosen, how would the City handle access to the laneway?

If the final location is determined to be located within a laneway, City Transportation, Emergency Services and your local Councillor will be advised, and any permanent changes to local streets will need to go to Council for further study.

10. How many people use Donlands Station in the busiest hour or hours of the day (e.g. 7am-9am)?

Post meeting information:

*In 2014, the total ridership per day at Donlands Station was 10746 (5791 to platforms and 4955 from platforms).*

*Maximum no. of riders / hour in AM peak was 907 to platforms.*

*Maximum no. of riders / hour in PM peak was 838 to platforms.*



**Appendices:**

A) Maps of locations submitted by LWG members (and local residents)

B) Map to show all 9 options voted on by LWG for further analysis

(Note: The Local Working Group's rankings of the options will occur after TTC's technical safety and constructability review)

C) LWG Member Nicole Ladanyi's Presentation

**Next LWG Meeting:**

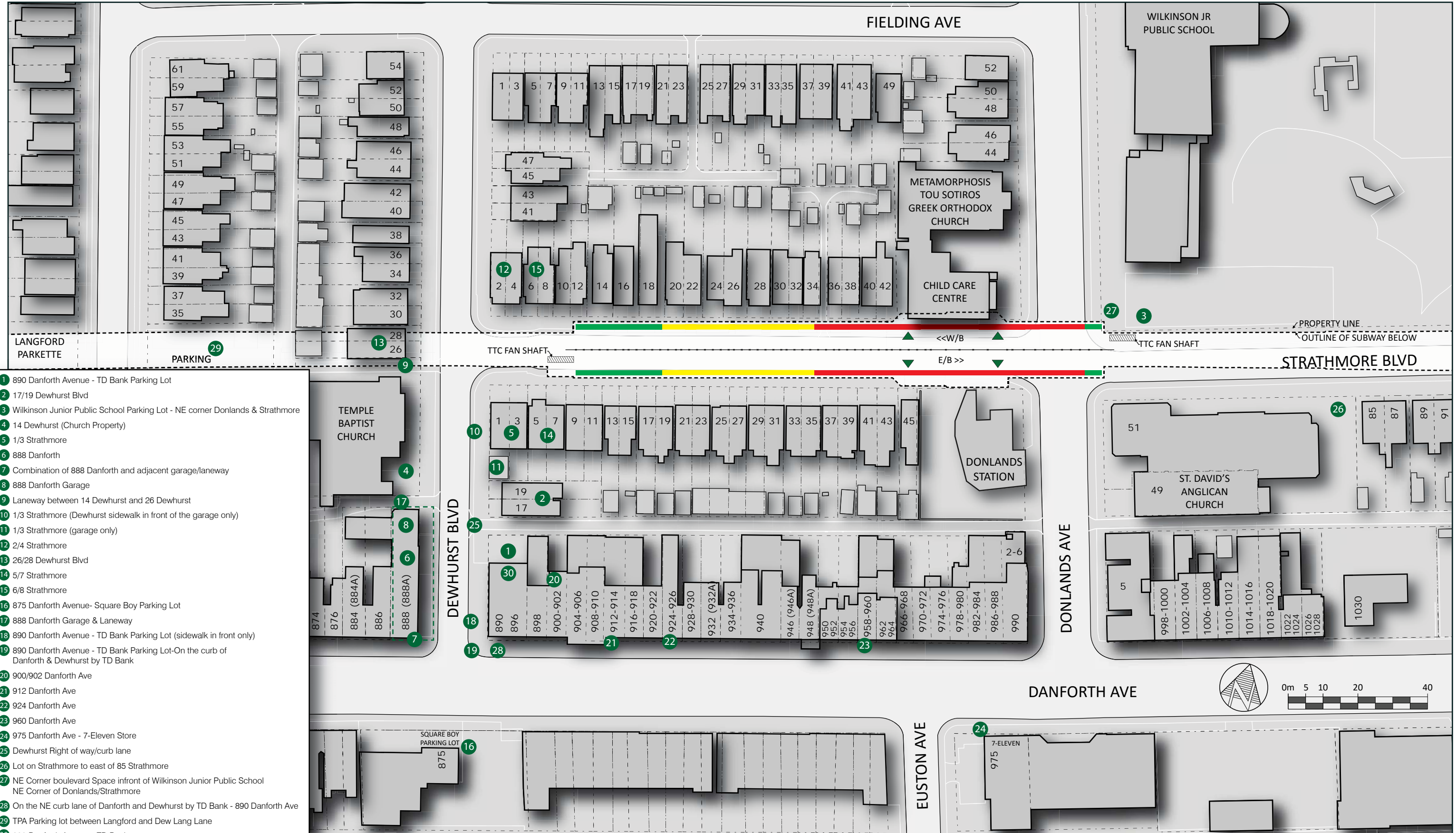
The next meeting will be scheduled for May, 2016. The exact date will be confirmed at least two weeks in advance.

**Post Meeting Note:**

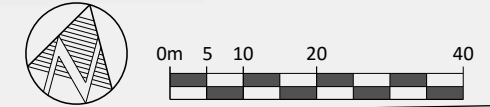
On March 21, 2016 TTC mailed addressed letters to the property owners of the LWG's nine location options to inform them that the LWG has recommended their property as one of nine options for further review and evaluation as a potential second exit site. These property owners will be invited to meet with TTC staff in person and to attend future LWG meetings. With their permission, their feedback will be shared with the LWG.

# LOCAL WORKING GROUP POTENTIAL SECOND EXIT LOCATIONS (SUBMITTED)

DONLANDS STATION  
SECOND EXIT  
Mar. 3, 2016



- 1 890 Danforth Avenue - TD Bank Parking Lot
- 2 17/19 Dewhurst Blvd
- 3 Wilkinson Junior Public School Parking Lot - NE corner Donlands & Strathmore
- 4 14 Dewhurst (Church Property)
- 5 1/3 Strathmore
- 6 888 Danforth
- 7 Combination of 888 Danforth and adjacent garage/laneway
- 8 888 Danforth Garage
- 9 Laneway between 14 Dewhurst and 26 Dewhurst
- 10 1/3 Strathmore (Dewhurst sidewalk in front of the garage only)
- 11 1/3 Strathmore (garage only)
- 12 2/4 Strathmore
- 13 26/28 Dewhurst Blvd
- 14 5/7 Strathmore
- 15 6/8 Strathmore
- 16 875 Danforth Avenue- Square Boy Parking Lot
- 17 888 Danforth Garage & Laneway
- 18 890 Danforth Avenue - TD Bank Parking Lot (sidewalk in front only)
- 19 890 Danforth Avenue - TD Bank Parking Lot-On the curb of Danforth & Dewhurst by TD Bank
- 20 900/902 Danforth Ave
- 21 912 Danforth Ave
- 22 924 Danforth Ave
- 23 960 Danforth Ave
- 24 975 Danforth Ave - 7-Eleven Store
- 25 Dewhurst Right of way/curb lane
- 26 Lot on Strathmore to east of 85 Strathmore
- 27 NE Corner boulevard Space in front of Wilkinson Junior Public School  
NE Corner of Donlands/Strathmore
- 28 On the NE curb lane of Danforth and Dewhurst by TD Bank - 890 Danforth Ave
- 29 TPA Parking lot between Langford and Dew Lang Lane
- 30 890 Danforth Avenue - TD Bank

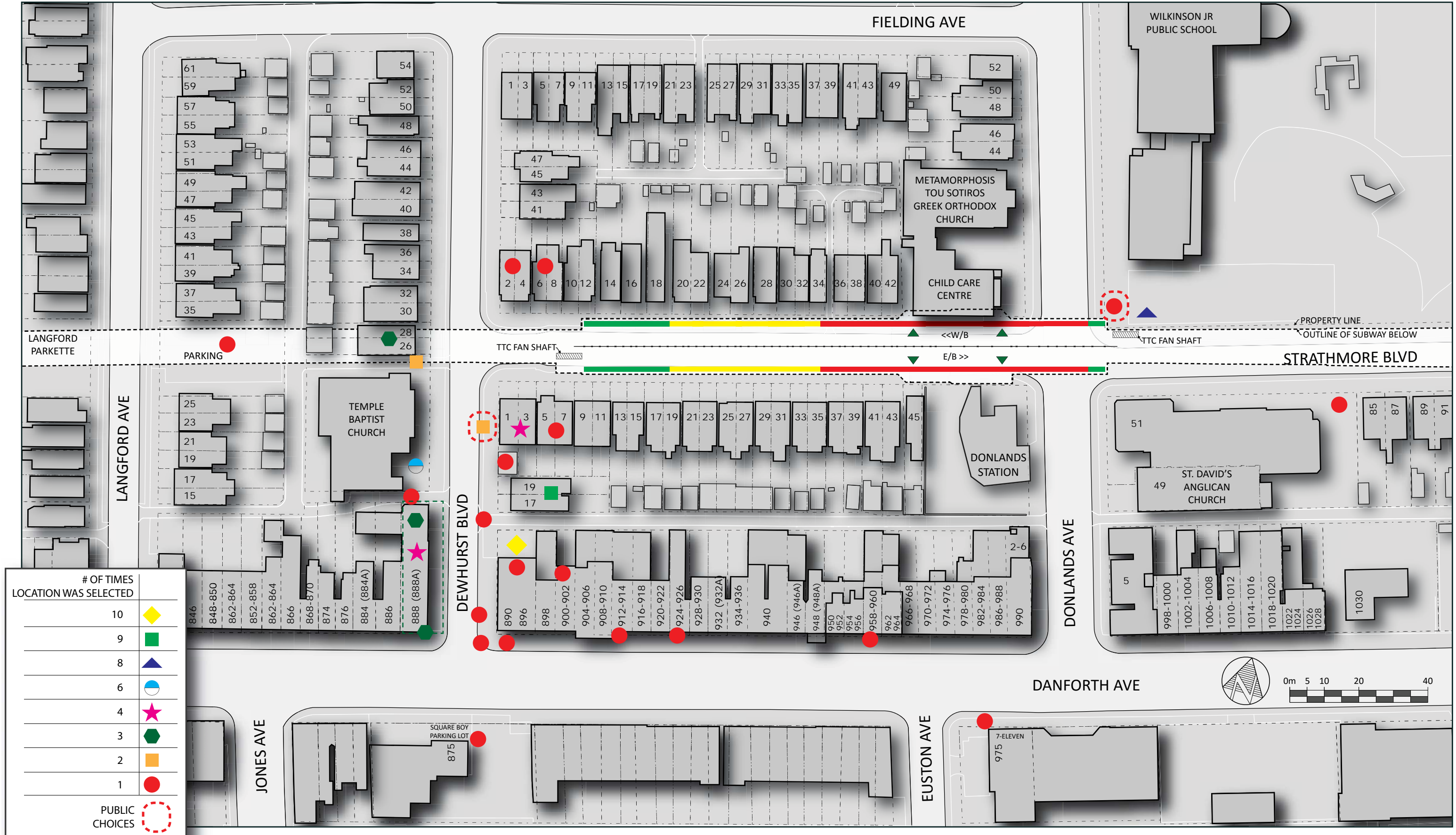


# LOCAL WORKING GROUP

## POTENTIAL SECOND EXIT LOCATIONS (SUBMITTED)

### SHOWING NUMBER OF TIMES A LOCATION WAS SELECTED

DONLANDS STATION  
 SECOND EXIT  
 Mar. 3, 2016

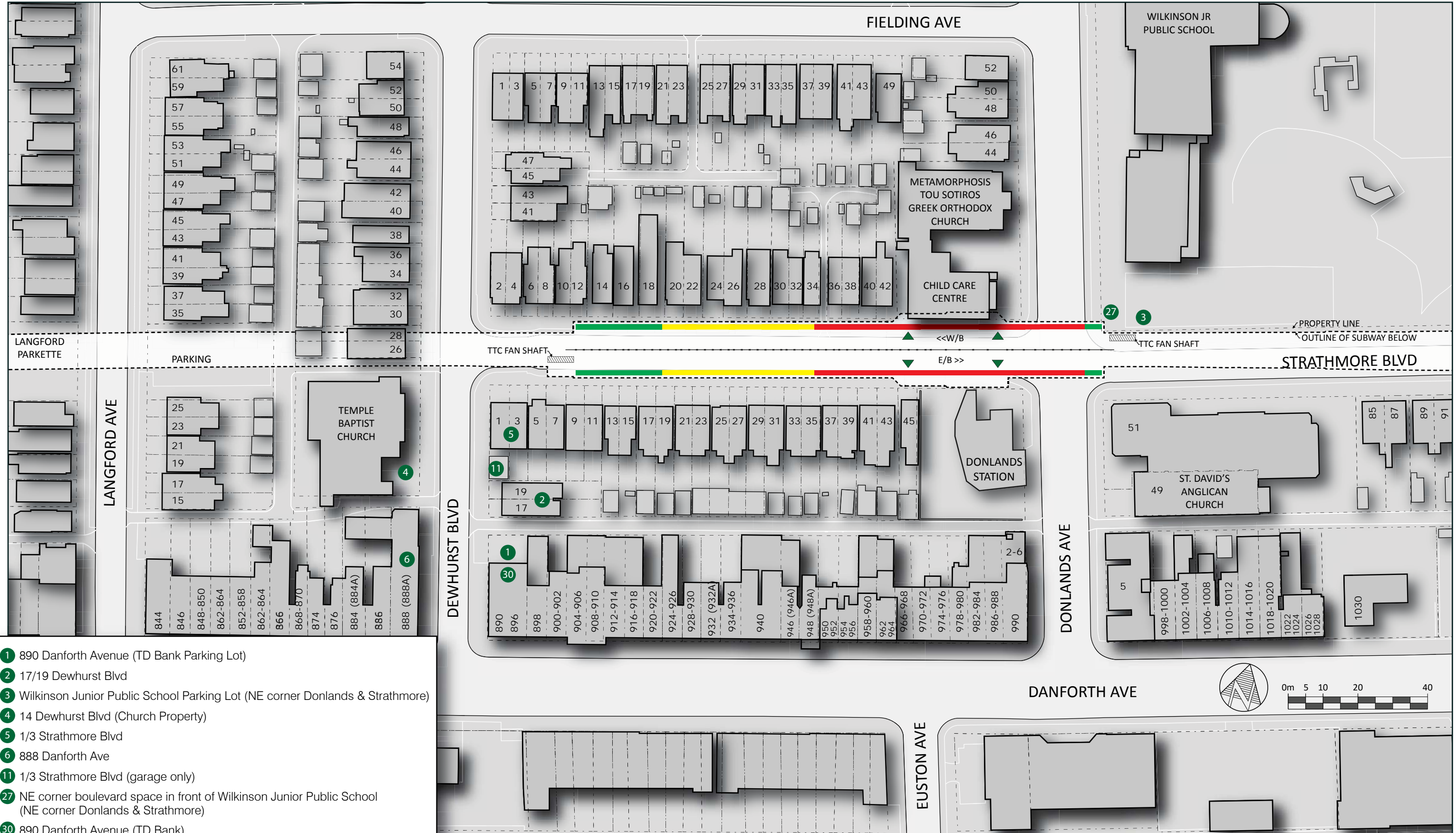




# LOCAL WORKING GROUP

## VOTED 9 SECOND EXIT LOCATIONS FOR FURTHER EVALUATION

DONLANDS STATION  
 SECOND EXIT  
 Mar. 10, 2016



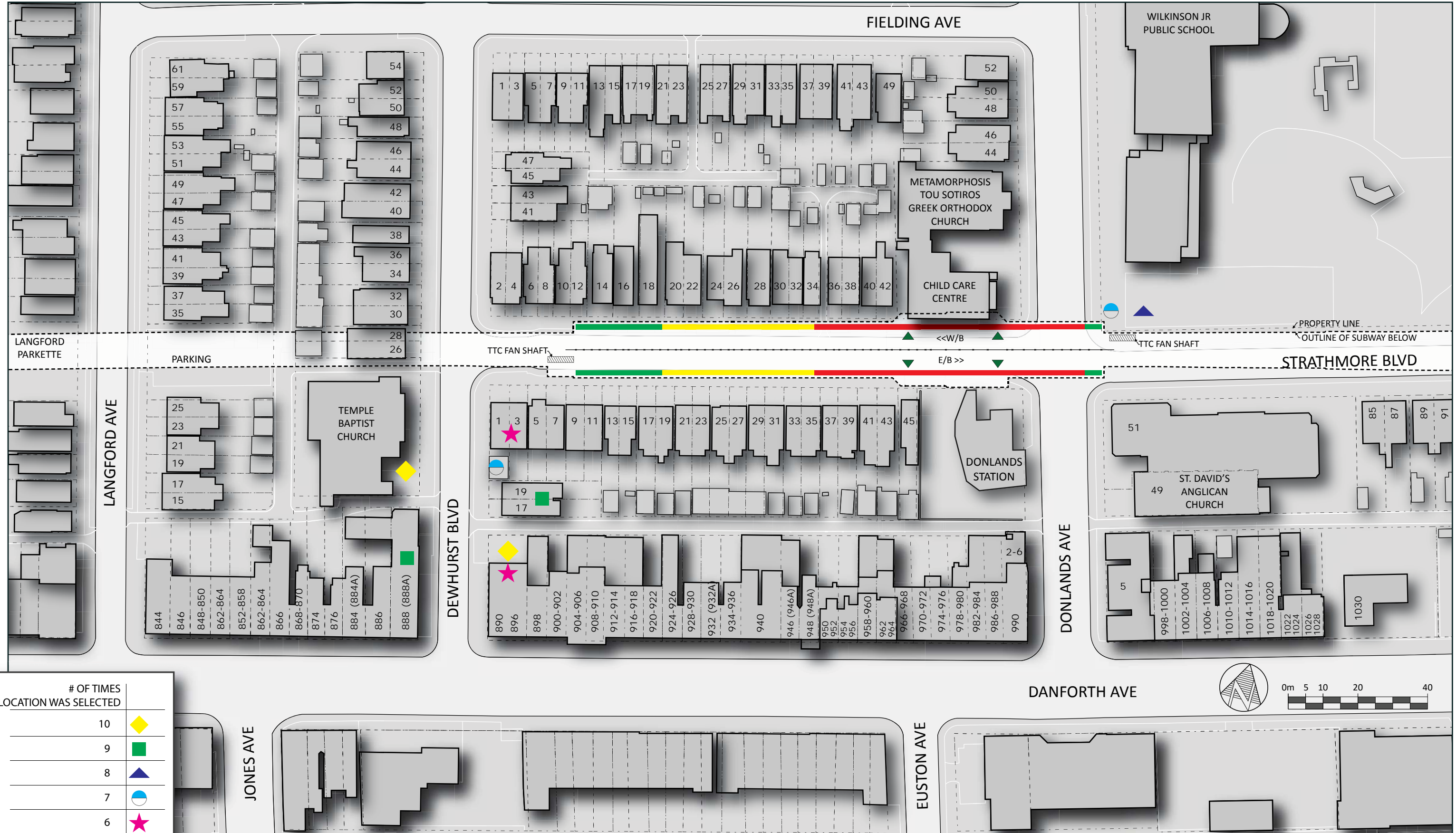
- ① 890 Danforth Avenue (TD Bank Parking Lot)
- ② 17/19 Dewhurst Blvd
- ③ Wilkinson Junior Public School Parking Lot (NE corner Donlands & Strathmore)
- ④ 14 Dewhurst Blvd (Church Property)
- ⑤ 1/3 Strathmore Blvd
- ⑥ 888 Danforth Ave
- ⑪ 1/3 Strathmore Blvd (garage only)
- ⑲ NE corner boulevard space in front of Wilkinson Junior Public School (NE corner Donlands & Strathmore)
- ⑳ 890 Danforth Avenue (TD Bank)

# LOCAL WORKING GROUP

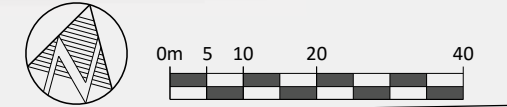
## VOTED 9 SECOND EXIT LOCATIONS FOR FURTHER EVALUATION

### SHOWING NUMBER OF TIMES A LOCATION WAS SELECTED

DONLANDS STATION  
 SECOND EXIT  
 Mar. 10, 2016



# OF TIMES LOCATION WAS SELECTED	Symbol
10	Yellow Diamond
9	Green Square
8	Blue Triangle
7	Blue Circle
6	Pink Star





# DONLANDS

## STATION BOX COMMUNITY



NICOLE LADANYI, STRATHMORE RESIDENT

MARCH 3, 2016

## OUTLINE

Purpose

Community History

About our Community

Crisis in our Community

Community Safety

Community Concerns

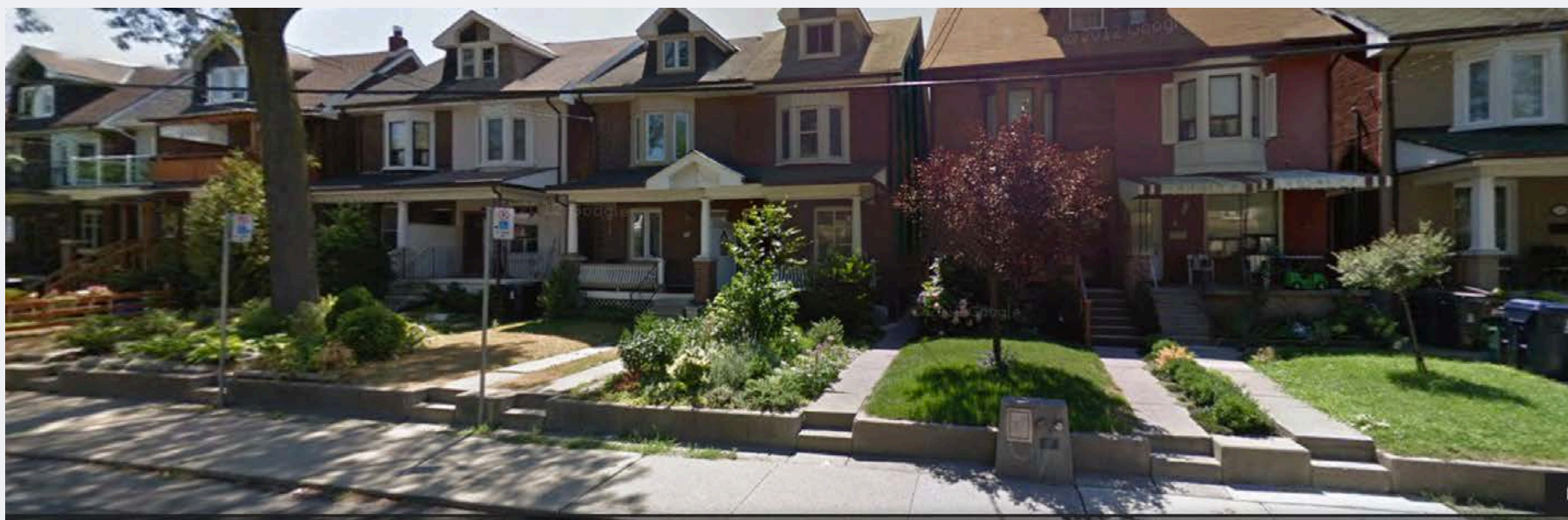
Resident Comments

Summary



# PURPOSE

- Review heritage and character of affected community
- Discuss shared concerns regarding second exit project
- Demonstrate importance of a second exit location that fits into the existing community from residential, commercial, and public perspectives.





# COMMUNITY HISTORY

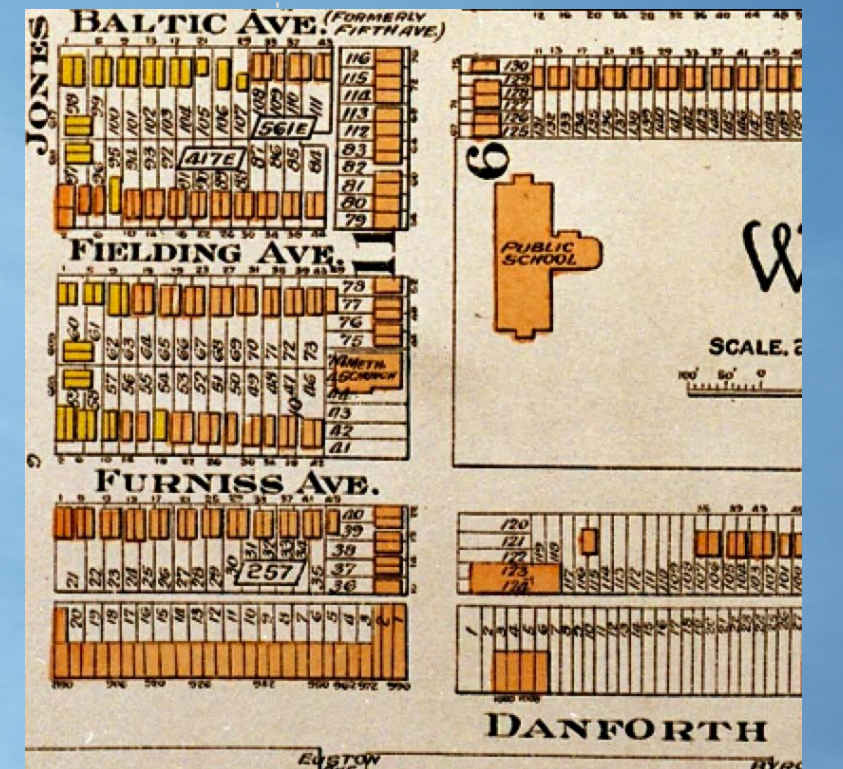
FURNISS AVENUE 1910-1924



**FURNISS AV (N 41)**  
East from Jones av to city  
limits, first north of Dan-  
forth av, ward 1.  
Car Line 18

MIGHT DIRECTORY, 1920

**OVER 80% OF  
HOMES IN  
COMMUNITY ARE  
OVER 100 YEARS  
OLD**



GOADS INSURANCE MAPS, 1913 & 1924

- Many homes were designed by the prolific architect Percy Finney in 1914.
- Homes are Semi-Detached or Detached 2 & 3 story dwellings built in the instantly recognizable Edwardian-Style and a classic architectural representation of the Danforth neighbourhood.
- **MOST HOMES HAVE BRICK FOUNDATIONS, WITH NO RECENT REINFORCEMENT.**

# COMMUNITY HISTORY

STRATHMORE BOULEVARD 1960s – 1970S

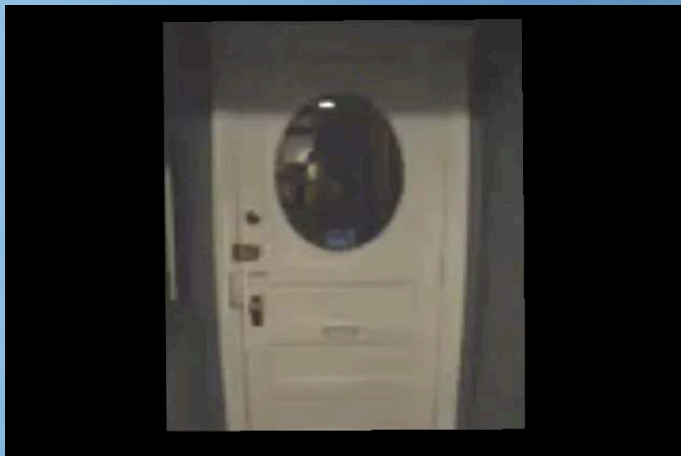
ORIGINAL  
CONSTRUCTION

Multiple house foundations and building structures incurred damage on Strathmore Blvd during original subway construction and in the years following up to the late 1970s (Toronto Archives).

Noise and vibration was a significant issue during and after construction and continues today.

Issue has improved after an informal agreement and understanding with TTC Station Manager in 2014. Agreement is the best of a bad situation and is vulnerable to miscommunications and an antiquated system.

FAN IS AN EXAMPLE THAT  
THE TTC & COMMUNITY  
CAN WORK TOGETHER



FAN NOISE, 2014

## 4 Boys Hurt in Blast At Subway Test Hole

A match dropped into a subway excavation yesterday caused an explosion that blasted four boys off their feet and a 20-foot flame that burned three of them severely. Gasoline fumes in the 40-foot deep shaft went off "like a charge of dynamite," a fireman said. David Murrin, 14, of Milverton Blvd., who has burns to the face, arms and stomach; William Blundell, 14, of Woodmount Ave., burned on the face and arms; and Daniel Cruickshank, 11, of Danforth Ave., burned on the arms and chest were reported in satisfactory condition early today in East General Hospital. Richard Cruickshank, 10, who

THE GLOBE, 1963

## METRO BRIEFS

### Will meet on subway noise

Metro Chairman William Allen promised yesterday to meet the Toronto Transit Commission next week to try to find a way to reduce the noise and vibration on the Bloor-Danforth subway route through residential areas. Alderman Mary Temple has demanded on behalf of residents in the Keele-High Park area that an elevated section of the subway route be covered like the section that crosses part of Rosedale.

Residents in the Donlands to Woodbine area have complained about noise and vibration from the trains, which run underground through this area. The Beasley Amusement Novelty Co. received authority from Metro Council yesterday to operate a Children's Playland on Toronto Islands for 25 years. The \$1,000,000 project will cover four acres near the Centre Island ferry dock and

take the form of a children's village with a miniature main street and 10 to 12 amusement rides. Metro will spend \$175,000 on landscaping and bringing services to the site while the company will spend \$825,000 on buildings and rides. Metro will receive 10 per cent of the gross revenue for the first five years and 15 per cent for the remaining 20 years. Council also approved a \$500,000 public marina for Toronto Islands.

THE GLOBE, 1966



# • ABOUT OUR COMMUNITY •

## STRATHMORE BOULEVARD TODAY

### VIBRANT COMMUNITY

- Close knit community with residents of all ages, from young families to retired seniors. ~90% of residents own their homes.

### A QUIET NOOK

- Properties have a small frontage, with sidewalks on both sides, where children frequently play.
- Parking is on the south side only. A few houses have driveways on the North side.



ANNUAL BLOCK BBQ, JULY 2013

- Some houses have laneway access. Many residents require street parking.
- In some cases the space between homes is so slim that even city recycling and garbage bins do not fit between and must be left out front.



# • ABOUT OUR COMMUNITY •

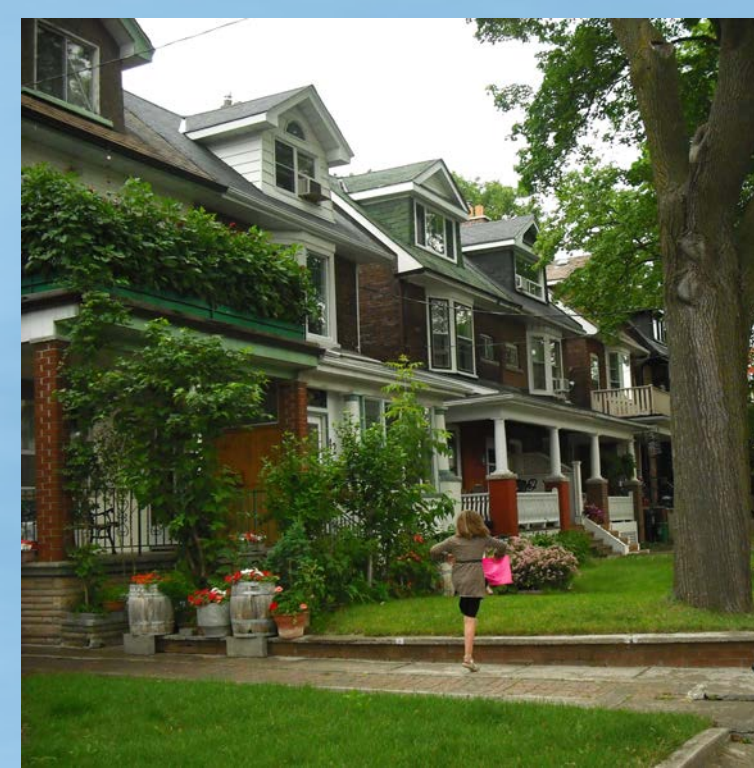
STRATHMORE BOULEVARD TODAY – SURVEYED RESIDENTS

## SURVEY OF RESIDENTS

### DETAILS:

19 HOUSEHOLDS COMPLETED SURVEY  
INCLUDED 59 RESIDENTS  
AREA WAS STRATHMORE BLVD FROM  
DONLANDS TO DEWHURST  
INTEND TO CAPTURE MORE RESIDENTS  
PRIOR TO NEXT MEETING

- There are an average of just under 4 persons per household living on the street.
- 34% of people are either young children/babies or seniors.
- 31% of residents regularly work from home/have a small business at home.



GETTING HOME FROM SCHOOL! 2010



VIEW OF THE STREET LOOKING EAST FROM DEWHURST

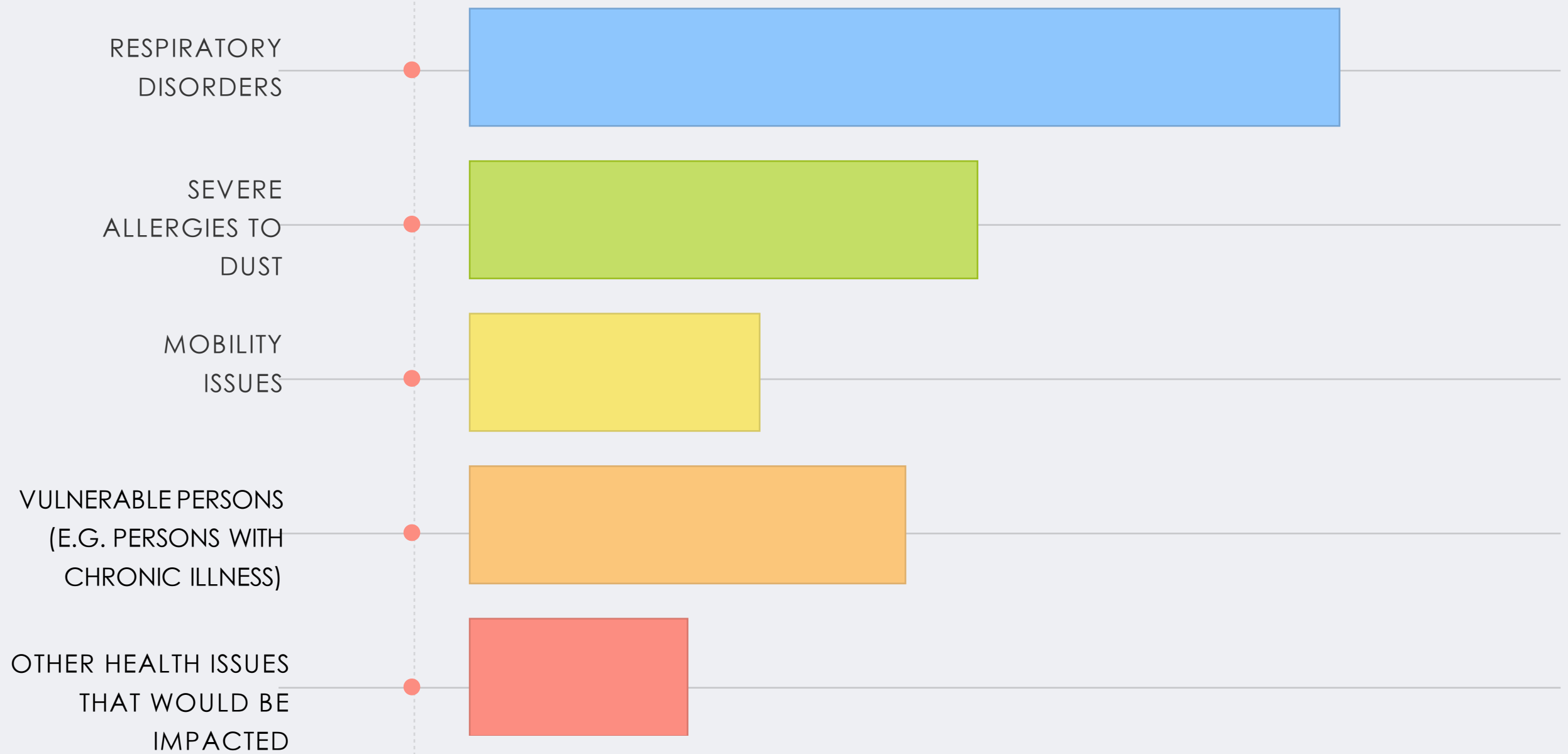


JUST CHILLIN' , 2011

# ABOUT OUR COMMUNITY

## STRATHMORE RESIDENTS HEALTH

When surveyed, residents in the Donlands Station Box reported having a high incidence (over 20%) of diagnosed respiratory disorders (e.g. asthma, COPD), over 7% have mobility issues, and over 10% are of a vulnerable population due to issues such as chronic illness.





# CRISIS IN OUR COMMUNITY

## FIRE AT 7/5 STRATHMORE BOULEVARD

In March 2005, the roof of 7 Strathmore Blvd ignited after roofers were inspecting damage by melting ice off the surface.

The fire quickly involved 5 Strathmore and Fire Services needed to respond quickly and access the dwelling in order to contain the fire as plumes of smoke were seen rising over 50 feet from the dwelling.

Since both houses have no access from the back, fire crews worked from the front. The fire never spread to adjacent homes but the interior of both homes needed to be entirely redone.

Quick response and easy access to the front of the house were credited to what saved these houses and kept the fire from spreading.





# CRISIS IN OUR COMMUNITY

FIRE AT 7/5 STRATHMORE BOULEVARD





# CRISIS IN OUR COMMUNITY

## FIRES IN THE VERY NEAR COMMUNITY

Over the years there have been numerous fires in our very near community, destroying homes, and involving fatalities.

The most recent on Donlands Ave, destroyed 3 homes and damaged two. Access to the site was cited as a main reason the blaze took so long to control.

### Huge fire sweeps through 3 homes: Eight left homeless; 'Everyone's in shock'

Daubs, Katie. [Toronto Star](#) [Toronto, Ont] 07 July 2010: GT.3.

Full text

Abstract/Details

#### Five homes in Donlands area damaged by fire

Lavoie, Joanna. [The East York Mirror](#) [East York, Ont] 06 July 2010: 1.

Abstract Translate [unavailable for this document]

Full text

Abstract/Details

Firefighters, who responded to the 4-alarm fire, took several hours to put out the inferno, Platoon 100.

Abstract Translate [unavailable for this document]

"It was my home - my first home. Our house was built in 1910 and was a beautiful home."

A stubborn, smoky fire has caused extensive damage to five homes today near Donlands and Danforth avenues....

Full Text Translate [unavailable for this document]

A stubborn, smoky fire has caused extensive damage to five homes today near Donlands and Danforth avenues.

Cotter said fire crews were hampered because they didn't have access to the back of the building.

### Woman dies in house fire

KATIE ROOK

From Monday's Globe and Mail

Published Monday, Jan. 10, 2005 12:00AM EST

Last updated Tuesday, Mar. 17, 2009 2:14PM EDT

0 Comments

0 0 0 0 0 0

Officials do not know what caused a fire in the east end that killed a 48-year-old mother.

The woman was pulled from the basement of a burning home on Donlands Avenue near Baltic Avenue on Saturday afternoon.

Emergency workers resuscitated her, but she died on the way to hospital, Captain David Sheen of the fire department said yesterday.

The woman's 16-year-old son arrived on the scene as heavy, black smoke billowed from the windows of the basement apartment where he lived with his mother.

Just before 2 p.m. the owners of the two-storey home called 911 when their smoke alarms sounded. They escaped unharmed.

Damage is estimated to be \$125,000.

### Together Too Long to Part Husband, 91, Wife, 82, Rescued

By RALPH NYMAN Had the fire which swept through the house occurred at home on Strathmore Blvd., yes, tonight, this story would likely have recorded the death of 91-year-old Willis Scott and his 82-year-old wife.

As it turned out, a dose of smoke was all that troubled the aged couple. The house was gutted.

The fire broke out in the home of Mr. and Mrs. E. J. Walkom. Mr. and Mrs. Scott are the parents of Mrs. Walkom. A store in the basement exploded, sending flames and smoke throughout the house.

"I smelled smoke and knew something was wrong," Mrs. Walkom recounted. "My first thought was for mother and dad upstairs."

By this time thick, brown smoke was filling the house, and Mrs. Walkom rushed to the telephone and told the switchboard operator to turn in the alarm. Then she ran out to her next-door neighbor, Ernie Ryan, to get him to help bring the old couple to safety.

"I had to keep Mrs. Walkom from rushing inside," Mr. Ryan said. "It was impossible to go. The smoke was terrible."

Then the fire brigade under District Chief Joseph Anderson and Capt. George McCord, arrived from Greenwood Hall about a quarter of a mile distant. Mrs. Scott, who had opened bedroom windows to bring fresh air to her husband, was the first rescued.

Fireman Bruce Campbell helped her out on to a veranda and then down a ladder to safety. Then he and Fireman Donald Chalmers donned masks and plunged into the building. They found Mr. Scott lying on the floor near his bed, his strength ebbing. Between them they carried him down the stairs and outside.

The Ryan family provided a haven for the fire victims. A call to Mr. Walkom, a teacher of shorthand at Eastern School of Commerce, brought him from his classroom.

Firemen administered oxygen to Mr. and Mrs. Scott and they quickly recovered.

"We've been together too long to be parted this way," the old gentleman said later.

"He'll be 92 Dec. 24," his daughter remarked.

Firemen Carry Aged Couple to Safety  
Mr. and Mrs. Willis Scott are seen with their daughter, Mrs. Elmer Walkom, who fought to re-enter smoke-filled house.

—The Star and Sun



# COMMUNITY SAFETY

CONCERNS REGARDING VIOLENT OCCURRENCES

## CRIME IN THE AREA

- 2015 – Armed robbery at Donlands Station – 4th robbery in same month on Bloor-Danforth line
- January 2011 – Man found shot outside Donlands Station
- Local reports of petty crime, vandalism, and littering from individuals exiting and making their way to Donlands Station
- Station allows entrance and exit from 6am – 1:30am

Mar 01, 2011 | Vote 0 0

### Woman kicked during mugging near Donlands and Strathmore

East York Mirror  
By Andrew Palamarchuk

Police are looking for a man after a 21-year-old woman was mugged Saturday night near Donlands Avenue and Strathmore Boulevard, north of Danforth Avenue.

Police said a man came up to the woman, took her purse and rummaged through it around 11:10 p.m.

The man removed a cellphone from the purse, kicked the woman in the face and fled.

The suspect is black, 21 to 25 years old, 5'11" to 6'3" tall with a thin build.

People with information should call police at 416-808-5400 or Crime Stoppers at 416-222-TIPS (8477).

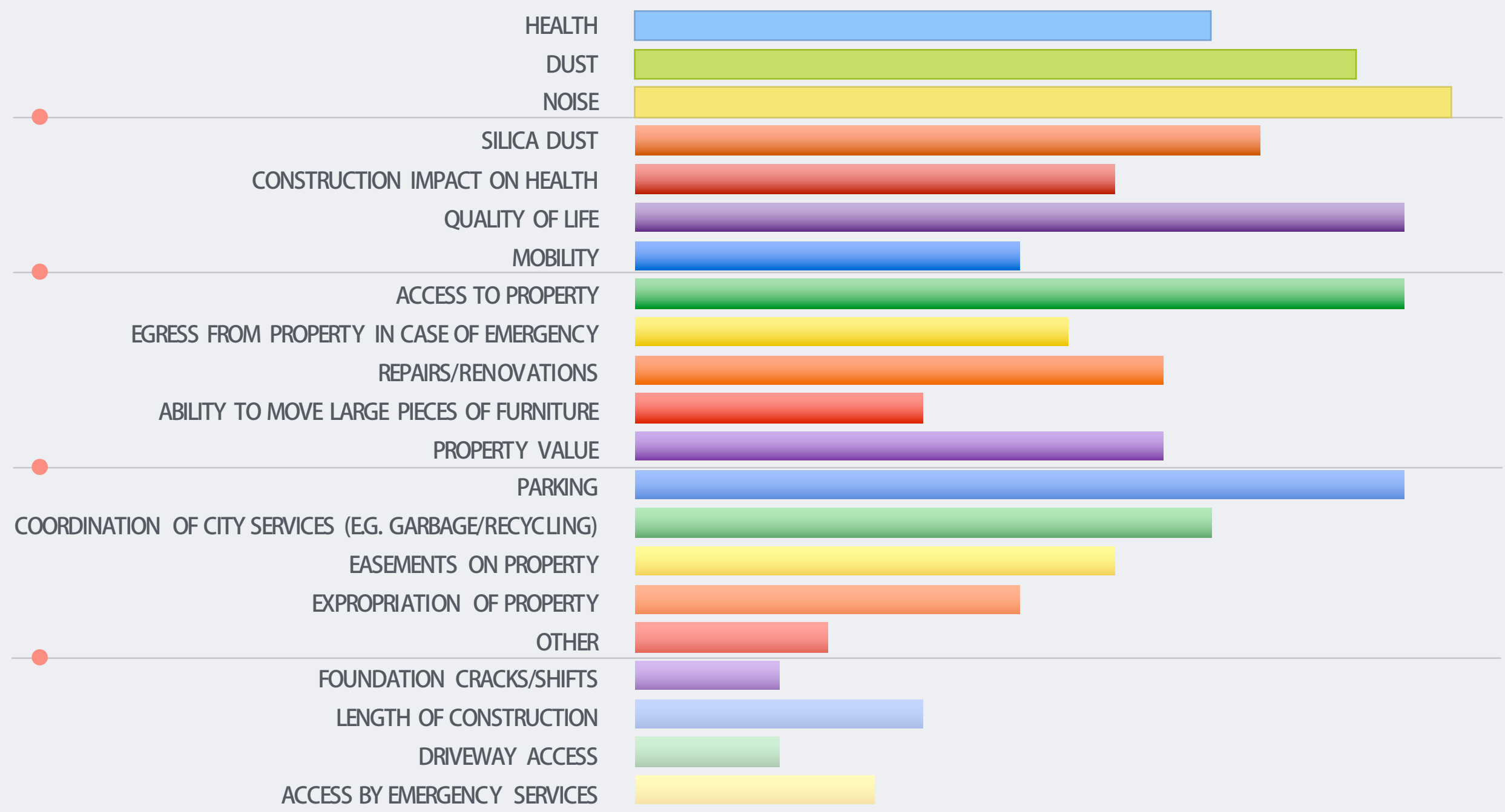
### Danforth TD Bank robbed Monday afternoon

Police say suspect still at large; made off with undisclosed amount of money

# COMMUNITY CONCERNS

## DURING CONSTRUCTION

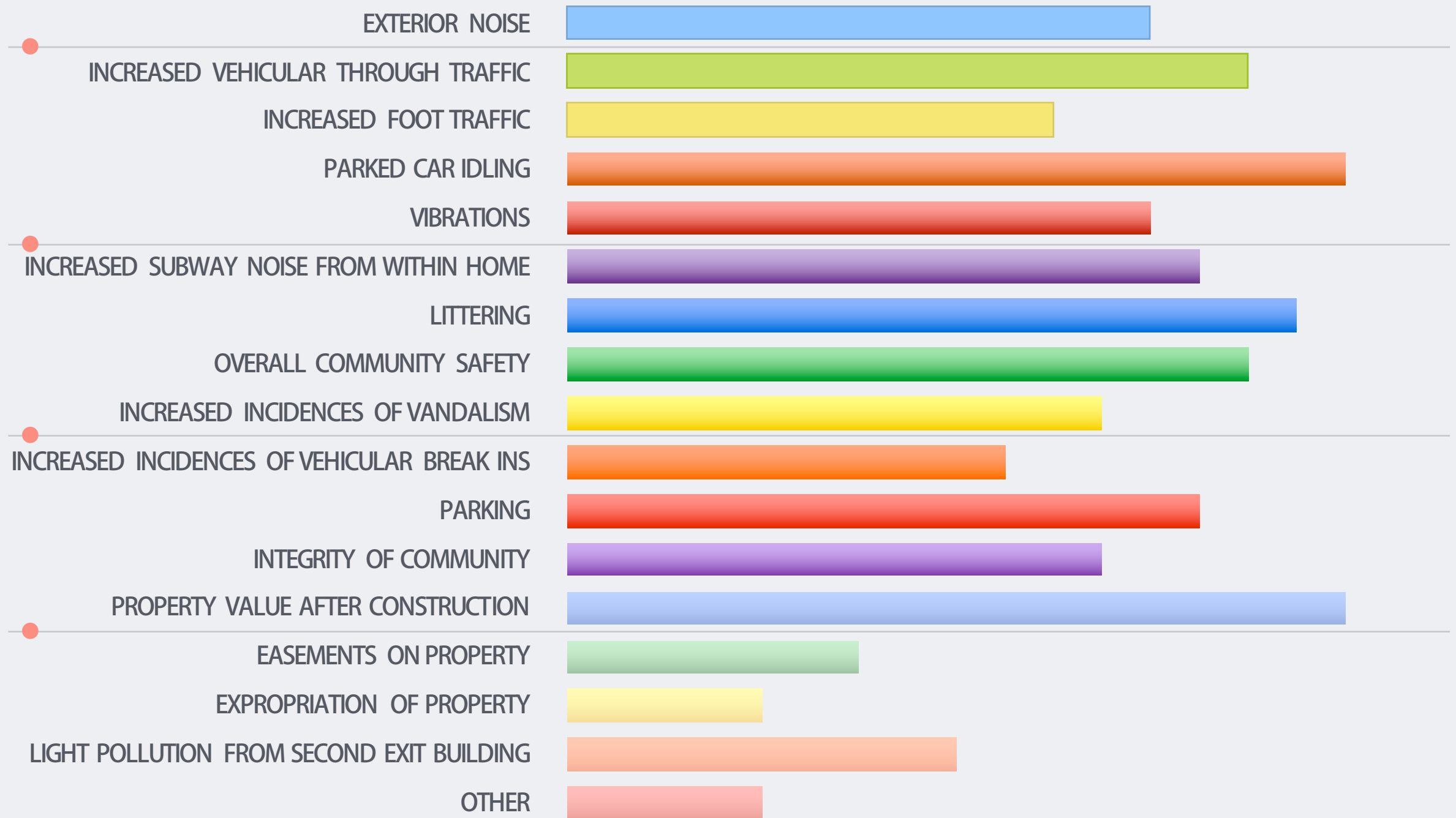
Survey responses from the residents conveyed the following concerns during construction. Each exit site location would present different degrees of concern.



# COMMUNITY CONCERNS

## AFTER CONSTRUCTION

Survey responses from the residents conveyed the following concerns after construction. Each exit site location would present different degrees of concern.



# RESIDENT COMMENTS

BEFORE, DURING AND AFTER CONSTRUCTION

Will I be able to use my driveway?

Will we all become sick?

More Traffic

Hoarding up to our doors

Could fire & rescue get to my house in time?

If I have to sell during construction, my property value could be up to \$200,000 less

Can we actually live here during construction?

Will they restrict parking to residents only?

Fan noise from upgraded fan

Do we not put up with enough from the TTC already??

What will the TTC do to reinforce my 100 year old brick foundation?

Will I hear people walking in the subway tunnels in my own home?

Greater risks to children & seniors – people who have health risks

More crime coming from subway?

More Litter

# SUMMARY



HOARDING FROM PAPE STATION

Any exit on the west end of the Donlands Station Box will have extreme impact to many residents and their homes in the short, medium, and long term.

Residents feel that when weighing cost versus benefit, they fear the true cost of a western second exit is far more than construction dollars.

Depending on the location of the second exit, this project could impact and damage their homes, businesses, health, and quality of life.



# QUESTIONS