Hillside Drive
Green Street Project

May 2026

Community Information Update

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Background - Timeline

2013
City Council directed staff to review property access requirements and investigate opportunities for green spaces and sustainability on Hillside Drive.

2016
Staff report outlined three streetscape options, and a preferred concept was adopted by City Council. Transportation Services directed to form a design working group which included local residents, TRCA, PFR and Toronto Water; and proceed with detailed design and implementation.

2017
During consultation with stakeholder working group, flooding concerns were identified requiring further investigation.

2018
Storm drainage assessment identified potential for capacity improvement in Toronto Water's stormwater drainage infrastructure resulting in more detailed review, guidance on infrastructure sizing, and funding was required from Toronto Water prior to proceeding with road reconstruction.
Residents were notified of delay of streetscaping project.

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Background – Timeline continued

2019
Toronto Water (TW) Basement Flooding Protection Program (BFPP) Area 46 Environmental Assessment (EA) study commenced, including Hillside Drive.

2021
TW completed an Independent Study in BFPP Area 46 looking at drainage solutions for Hillside Drive. While four options were explored, all were too costly or complex to move forward. As an interim step, the study recommended road regrading through the GS project to help improve drainage. Hillside Drive was then added to Transportation Services' 2024 Capital Works program.

2024
The BFPP Area 46 EA study process completed, and the independent Hillside Drive solution was bundled together with hydraulically connected solutions and identified as BFPP project 46-03. This project meets required CPBP, however, it does not have a planned construction start year at this time nor is in the 10-year capital program.

2025
The City and Consultant team updated the design of Hillside Drive based on previous input and reengaged the working group in the fall to seek their feedback.

2026
Final design presented to the community; project planned for delivery in late 2026, bundled with planned watermain work.

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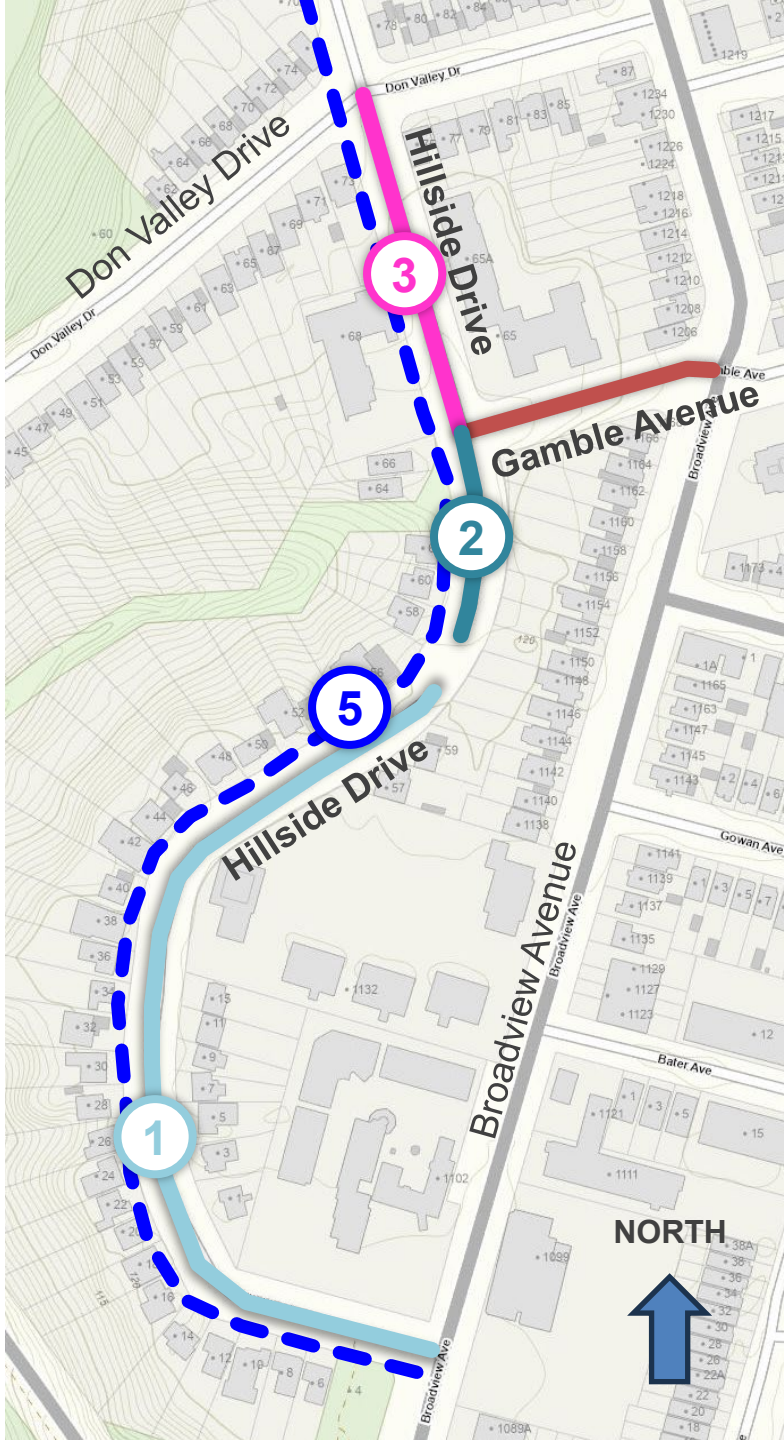
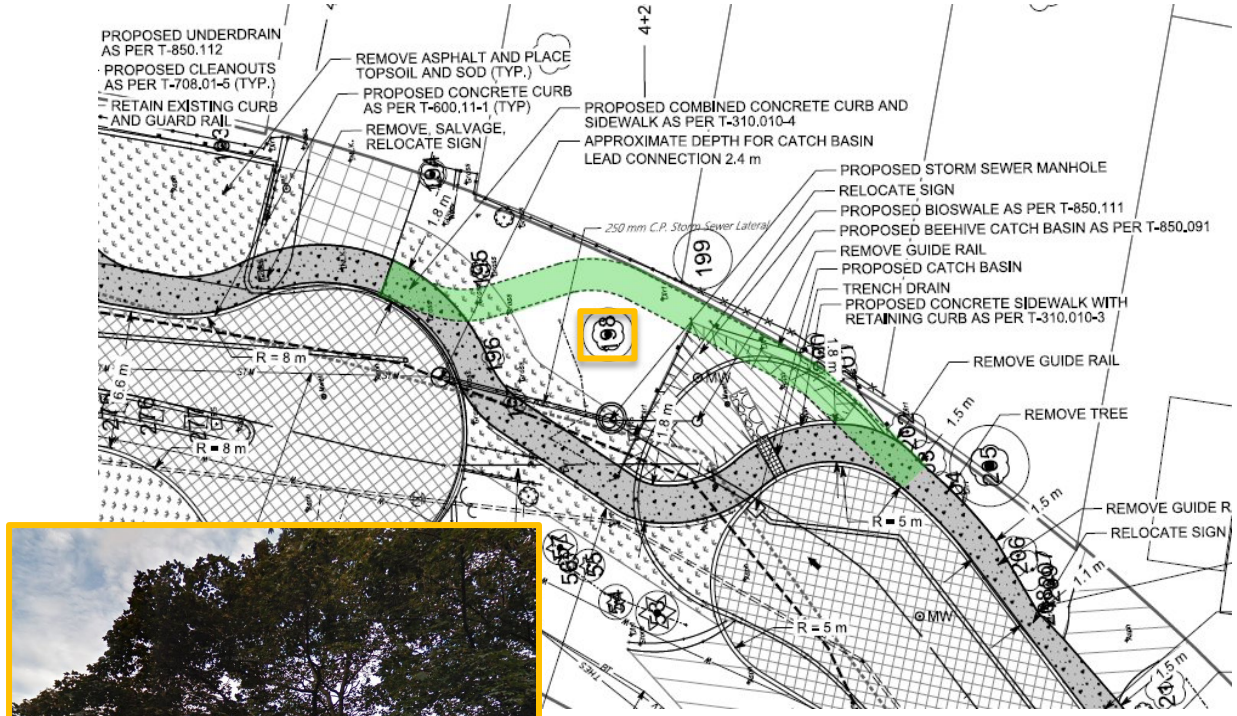
Project Overview

1 Hillside Drive south Broadview Ave to cul-de-sac	• Road resurfacing • Install missing sidewalk • Realign cul-de-sac • **Construct an accessible ramp** connecting north and south cul-de-sac • **Permeable pavers in south cul-de-sac**
2 Hillside Drive north Cul-de-sac to Gamble Ave	• Road reconstruction • Green infrastructure • Install missing sidewalk • Realignment of parking area
3 Hillside Drive north Gamble Ave to Don Valley Dr	• Road resurfacing
4 Gamble Avenue Broadview Ave to Hillside Dr	• Road resurfacing
5 Hillside Drive Broadview Ave to 18 Fernside Dr	• Watermain replacement



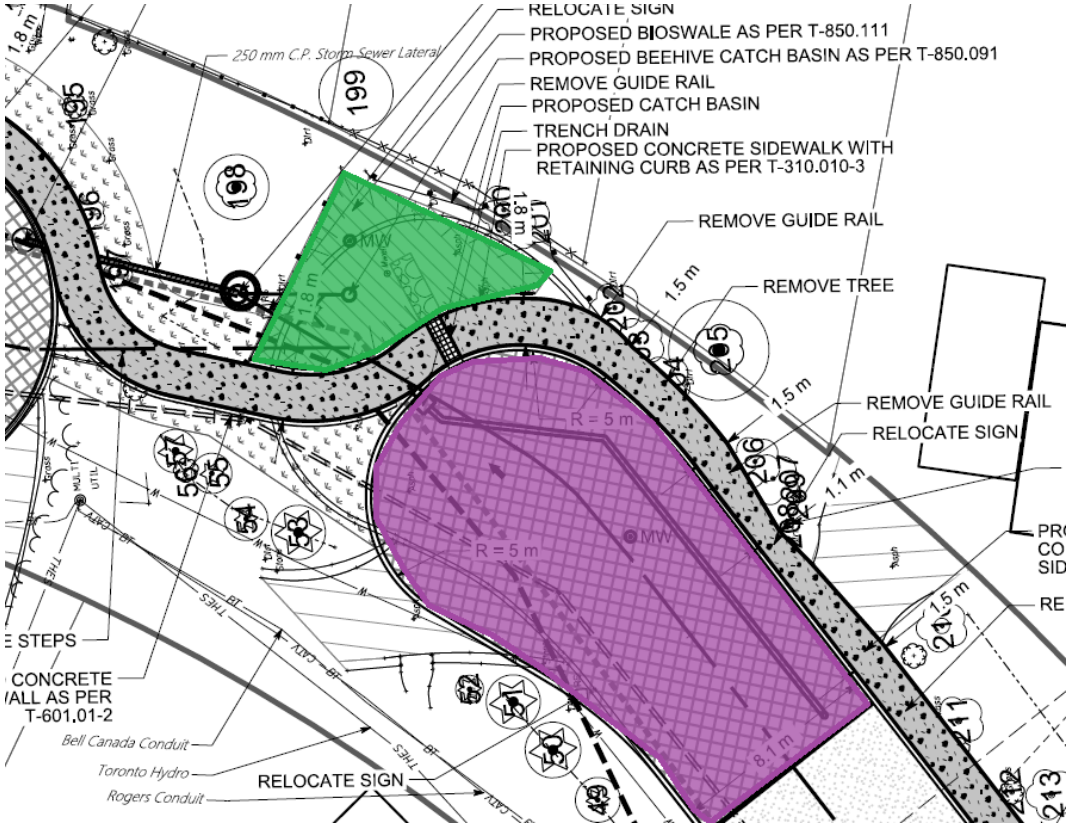
What's New?

- In response to feedback from the Working Group in 2025, an alternative sidewalk alignment (**green**) was reviewed.
- The alternative sidewalk alignment would impact the roots of a large City-owned Norway Maple tree (Tree 198, shown in yellow) and would require removal of the tree.
- The alternative sidewalk alignment is <u>not</u> recommended.

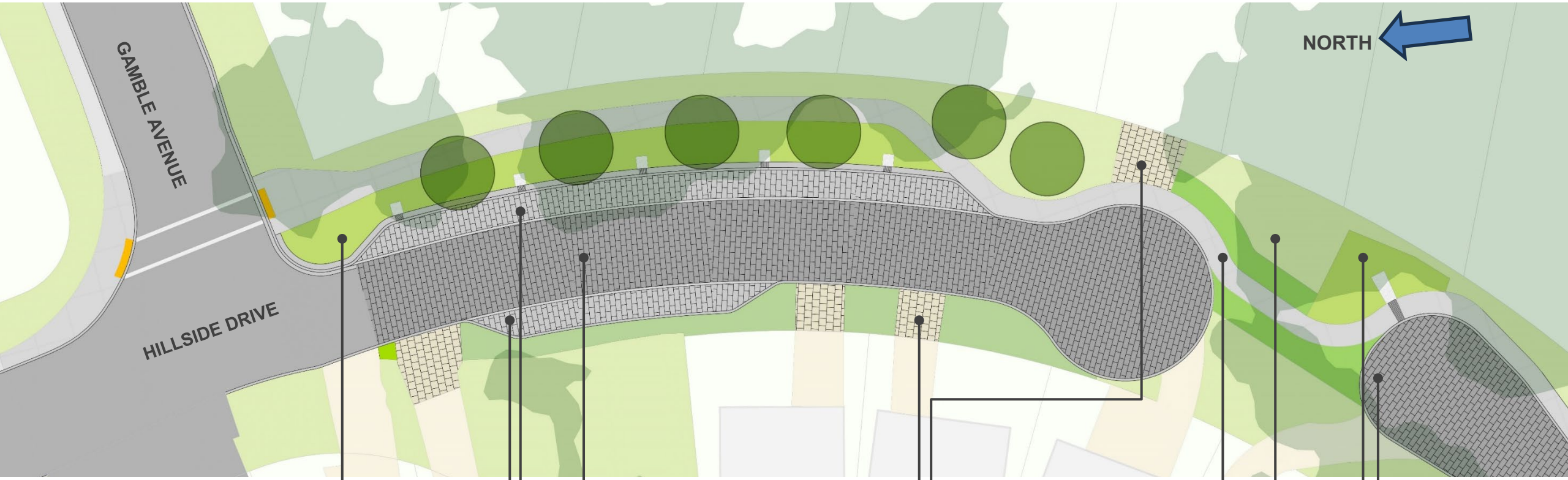


What's New?

- In response to feedback from the Working Group, **permeable pavers** have been included in the south leg cul-de-sac.
- Additional runoff storage is provided in a **bioswale** behind the sidewalk.
- No additional on-street catch basin connections can be permitted due to basement flooding impacts. New overflow catch basins will be added in the bioswale area.



Hillside Drive Proposed Design
Cul-de-sac to Gamble Avenue



Proposed bioswale with trees between parking layby and new sidewalk

Permeable concrete pavers in parking layby

Existing median and asphalt road replaced by permeable concrete pavers in the road

Driveway accesses maintained

New sidewalk

Enhanced green space with accessible sidewalk connection in cul-de-sac.

New bioswale and permeable pavers in south cul-de-sac for improved drainage

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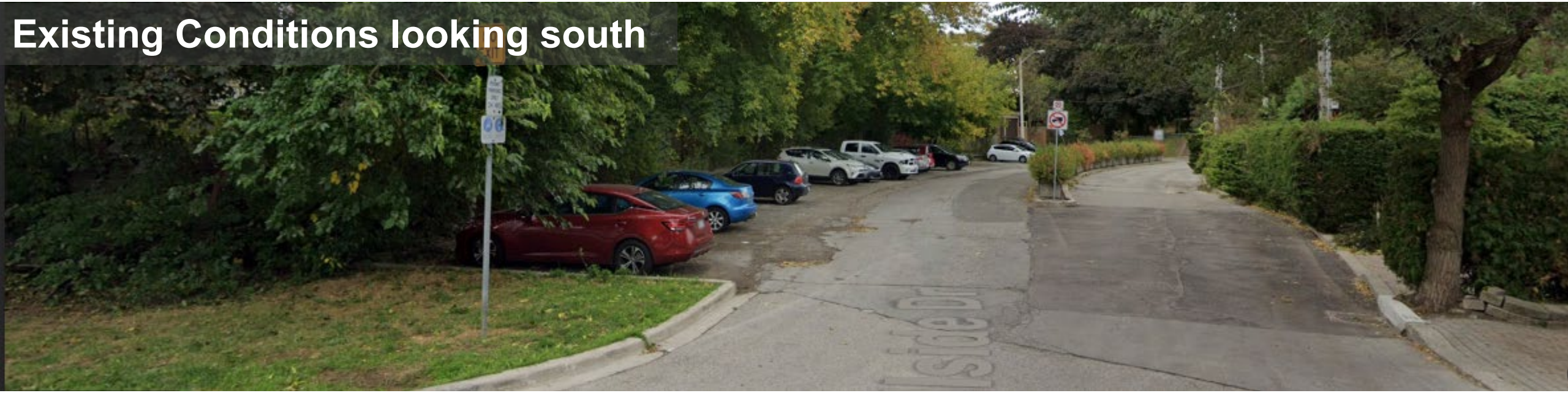
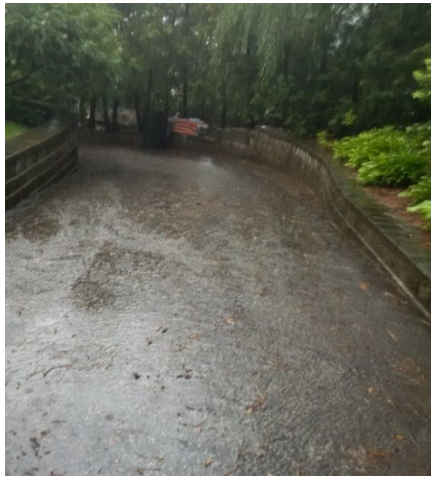
Existing Conditions looking south

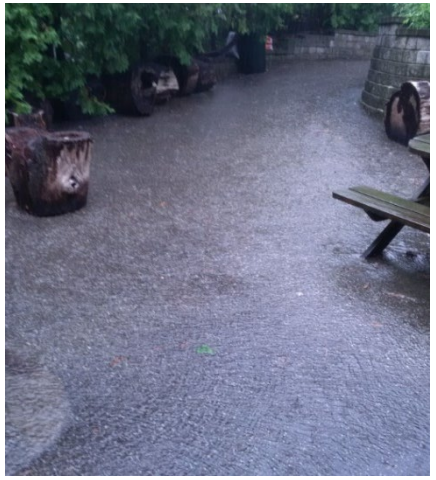


Proposed Design looking south

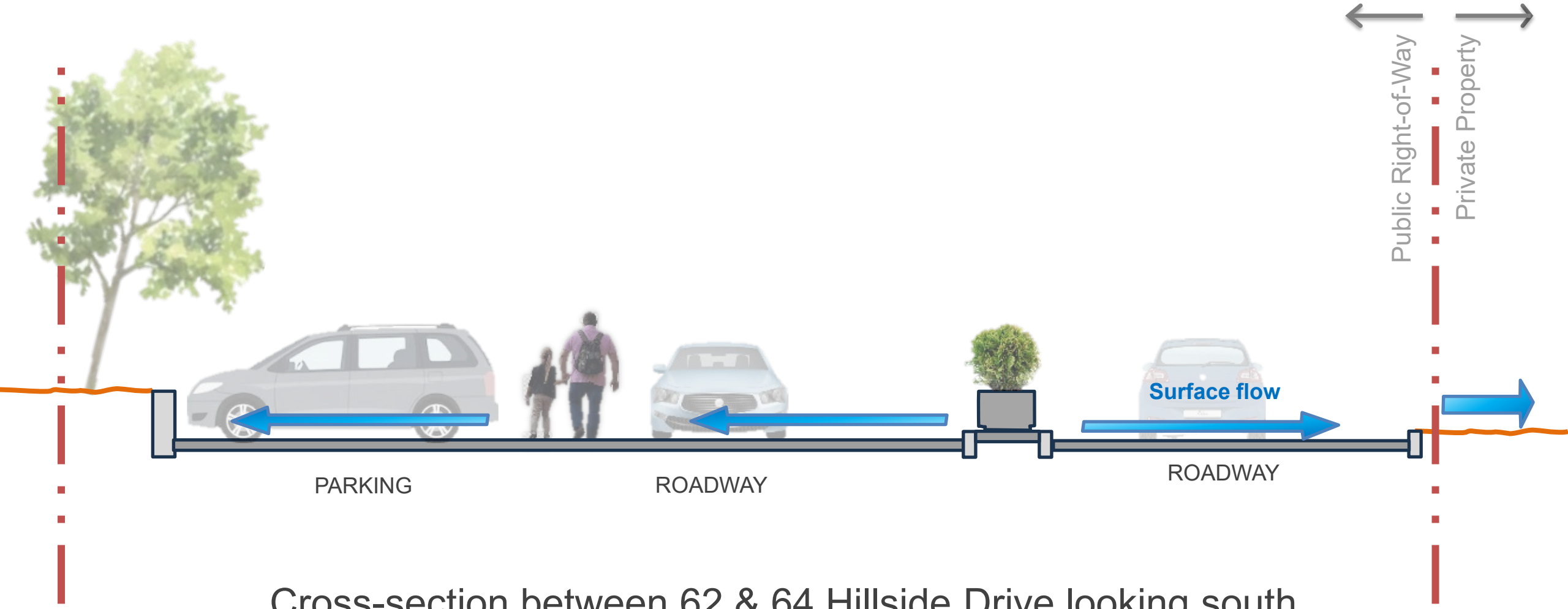
Existing Drainage Concerns

- During earlier consultations (2017), local residents voiced serious concerns about flooding on the street.
- This led to further studies and recommendations as part of the City's Basement Flooding Protection Program project 46-03, which are not yet programmed for delivery.
- The future solution for Hillside Drive includes an in-line storage system with a passive control pipe, bundled together with hydraulically connected solutions in upstream areas.
- There is currently no timeline identified for this future project.





Existing Drainage Conditions



Cross-section between 62 & 64 Hillside Drive looking south

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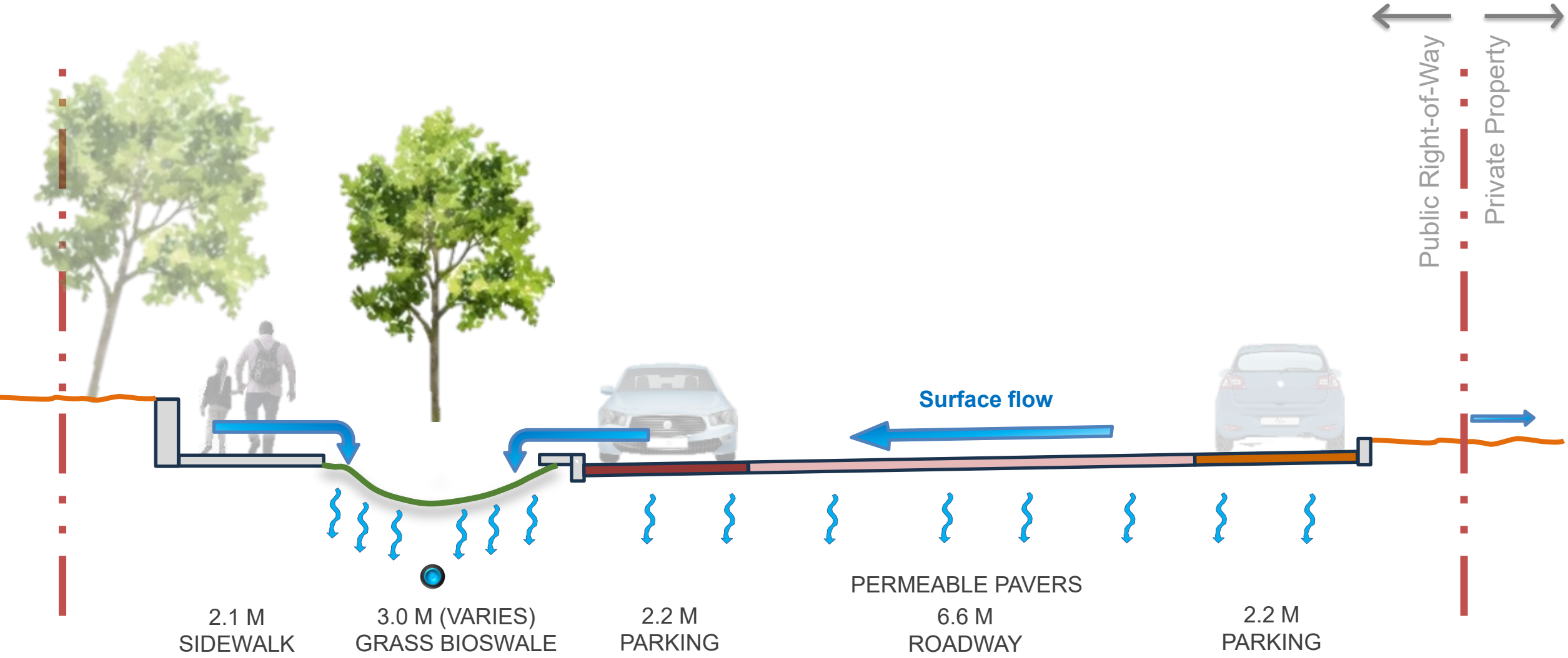
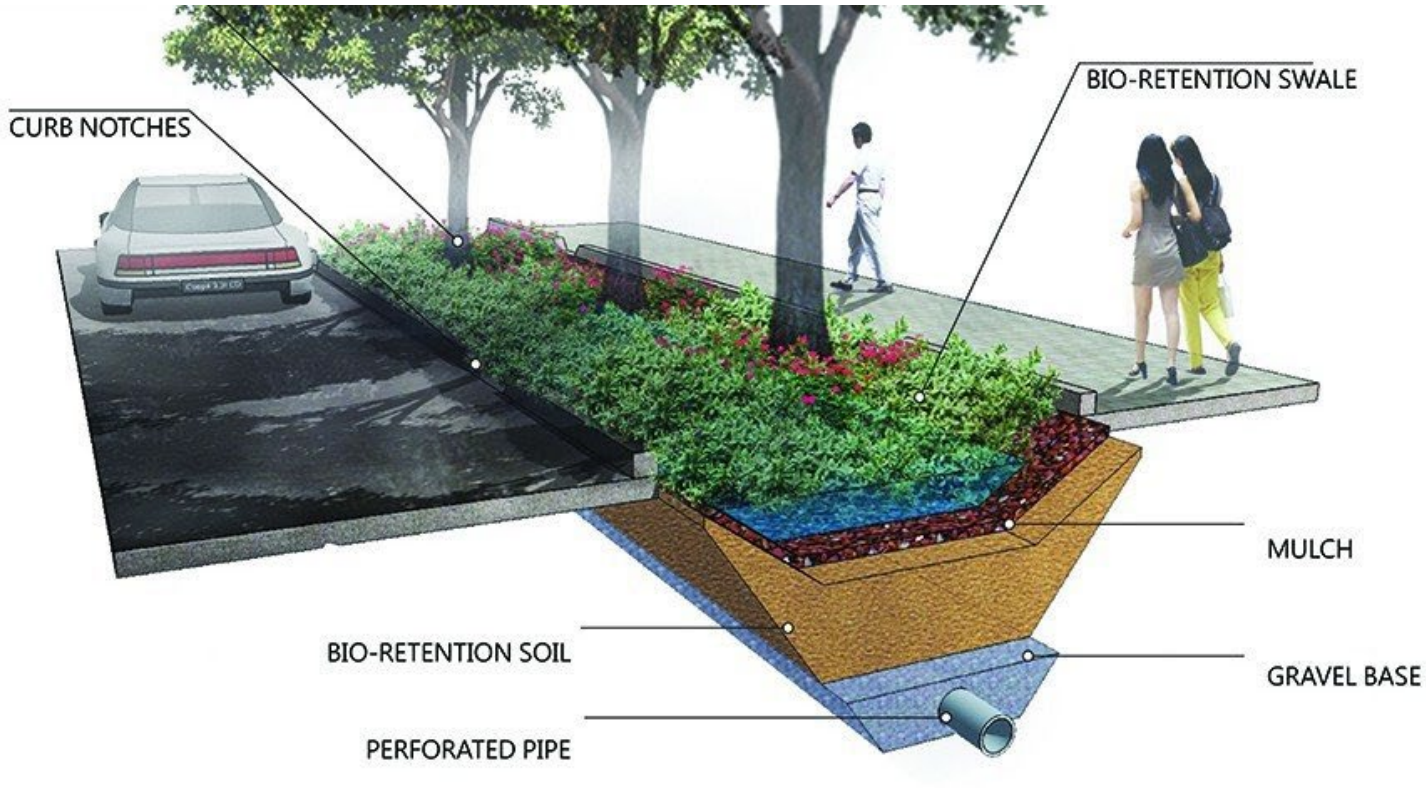
Proposed Drainage Conditions



TORONTO Cross-section between 62 & 64 Hillside Drive looking south

Bioswale Design



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Permeable Pavers

Demonstration of water filtering through permeable paver in roadway

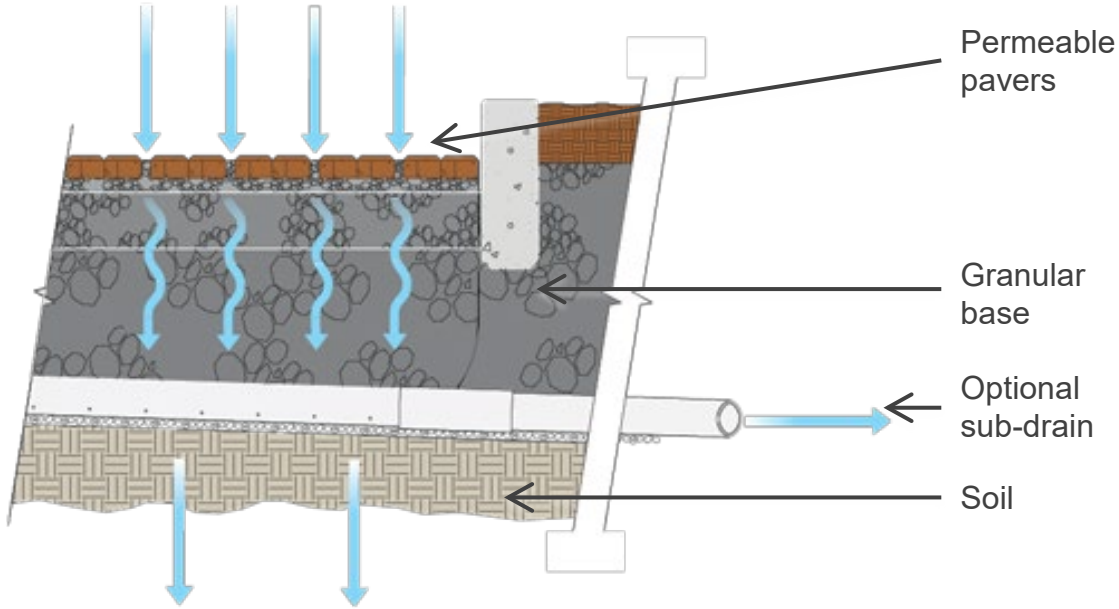

Diagram showing permeable paving system with stormwater infiltrating through the pavement into aggregate layers and soil below

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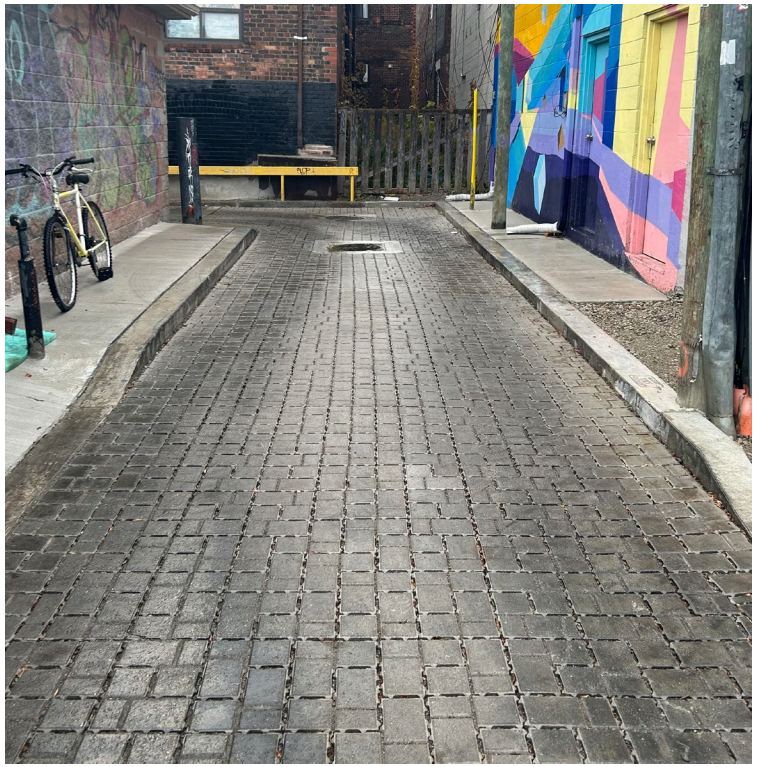
Permeable Pavers Examples

Riverside Drive
Paver colour: Red

O'Connor Drive parking laybys
Paver colour: Natural



Montrose Laneway
Paver colour: Natural

Expected stormwater management

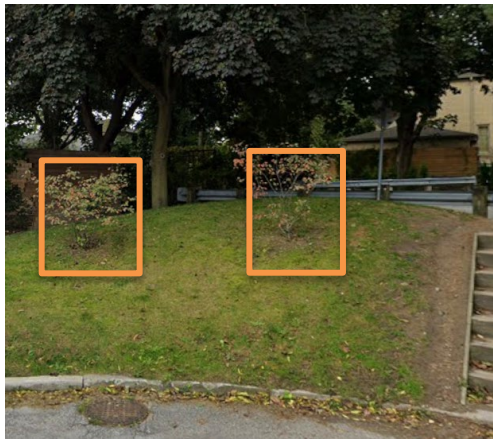
- The project has been designed to manage overland flow up to the 90th percentile storm event (27 mm of rainfall), the everyday frequent storms.
- Features include bioswales and permeable pavers to retain rain and snowmelt.
- Helps maintain natural water balance and reduce pollutants in runoff.
- Performance of the system will be monitored with TRCA's Sustainable Technology Evaluation Program.
- As part the construction work, grading of the road and cul-de-sac will be adjusted to direct the flow of storm water away from private properties.
- A future Basement Flooding Protection Program project will address extreme storm flooding in the area (100-year event).

Permeable Paver Maintenance

- Regular road operations, including snow clearing and street sweeping, will continue, with no impact to services.
- Additional maintenance of permeable pavers will be performed by Transportation Services Operations & Maintenance team:
  - Minimum twice a year sweeping;
  - Regular inspection for potholes and surface damages;
  - Spring & fall infiltration testing to monitor performance over time.

Tree Impacts

- Tree inventory completed by a certified arborist.
- Proposed design intentionally developed to minimize tree impacts within the project area through:
    - Localized pinch points of the sidewalk;
    - Cul-de-sac realignment;
    - Road narrowing
- Three small trees have been identified for removal (see photos).
- Planters in median in north cul-de-sac will be relocated.
- Six new trees will be added in the bioswale and boulevard space.
- **Staff have reconfirmed no additional tree impacts.**



Two serviceberry trees

One eastern white cedar tree

21 eastern white cedar trees in raised medians

Street Parking Impacts – North Leg

- The entire project falls under Permit Parking area 7K. It is currently at 30% occupancy.
- Existing parking by-laws:
  - In the section of Hillside Drive between Gamble Avenue and the cul-de-sac, there are 24 existing permit parking spaces.
- Proposed changes:
  - Permit parking reduced from 24 spaces to 11 spaces parallel to the curb. 8 spaces along the east side (bioswale), 3 spaces on the west side. Net reduction of 13 spots.
  - **Parking signs and markings will be updated as part of construction.**

Permit Parking Area 7K Map

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Street Parking Impacts – South Leg

- Existing By-Laws:
  - No parking on the west side (even) from 7:30 a.m. to 6:00 p.m., Mon. to Sat. on Hillside Drive between the cul-de-sac and Broadview Avenue.
  - Permit parking on the east side (odd). Currently 29 permit spaces in the system with one permit issued.
- Proposed changes:
  - No parking anytime on the west and east sides of Hillside Drive between 46 Hillside Drive and 50 Hillside Drive.
  - Reduction of 4 spaces on the west side and 6 spaces on the east side. Net reduction of 10 spots.
  - Changes proposed to accommodate road narrowing in order to preserve mature trees in east boulevard.
  - **Parking signs and markings will be updated as part of construction.**

Permit Parking Area 7K Map

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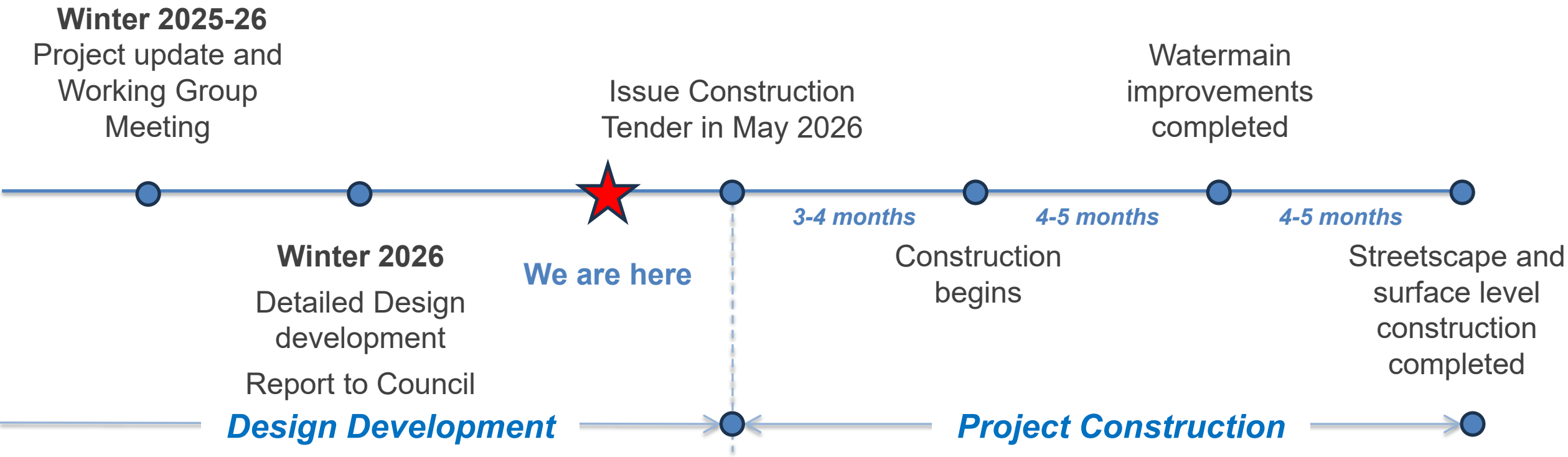
Project Milestones



Note: This is an approximate timeline and subject to change.

Next Steps

- The City's Engineering & Construction Services Division will issue Pre-Construction and Construction notices to the community prior to the start of construction.
- As part of construction, existing concrete planters in the median of the north cul-de-sac will be relocated.
- There is an opportunity for interested gardeners to help with future planting and maintenance of bioswales. Contact: greenstreets@toronto.ca