

# TORONTO TRANSIT COMMISSION REPORT NO.

**MEETING DATE:** September 27, 2012

**SUBJECT:** ASHBRIDGES BAY MAINTENANCE AND STORAGE FACILITY  
PROJECT STATUS UPDATE NO. 1

## **INFORMATION ITEM**

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### **RECOMMENDATION**

It is recommended that the Commission receive this report on the status of the Ashbridges Bay Maintenance and Storage Facility (MSF) project for information, noting that:

- a. TTC staff are meeting with staff from the City of Toronto on a frequent basis to fulfil the terms of the Notice of Approval Conditions (NOAC) associated with the Site Plan Application issued for the main facility and yard;
- b. TTC staff are also meeting with local Councillors on a regular basis to consult and receive input on issues of interest to the area including community liaison, construction impacts, and traffic management;
- c. Staff are working with Waterfront Toronto to coordinate the Ashbridges Bay Facility communications and consultation strategy, in the context of the Port Lands planning;
- d. This report is being forwarded to the Planning, Technical Services, Transportation Services, and Water Divisions of the City of Toronto, and Councillors McMahan and Fletcher, as required by the NOAC.

### **FUNDING**

This report has no effect on TTC's operating or capital budgets.

### **BACKGROUND**

The NOAC for the Site Plan Application for the Ashbridges Bay MSF project was received on April 4, 2012. Numerous conditions were included in the NOAC including the requirement to report quarterly to the Commission. The relevant conditions are shown in Appendix A.

This report is the first in fulfilling the requirement for quarterly status reports to the Commission.

## DISCUSSION

### A. Project Status

The Ashbridges Bay MSF project consists of four major contracts. A description and the status of each major contract are as follows:

#### 1. Contract WM60-1 - Soil Removal and Capping

The site preparation contract involved the removal of a large mound of approximately 375,000 cubic metres of soil from the site and the placement of capping material to establish the approximate final elevation required for future construction. It also included stabilization of the soil using rammed aggregate piers.

**Status:** Substantial completion of the contract was achieved on January 27, 2012, ahead of schedule. No significant complaints were received.

**Concerns:** None

#### 2. Contract WM1-1 - LFLRV Maintenance/Storage Facilities Ashbridges Bay

This contract consists of the construction of the main facility and storage yard on the site.

**Status:** Approval to award this contract was received at the January 31, 2012 Commission Meeting and the contract was awarded on April 12, 2012. The construction of the storm water management pond and the foundations of the carhouse and substation are in progress. The contractor's work is proceeding per the scheduled substantial completion in June 2014.

**Concerns:** TTC continues to work with City staff and local councillors to finalize the landscaping plans.

#### 3. Contract WM40-2 - Hydro One Cable Relocation

A major Hydro One distribution cable is buried around the west and north perimeter of the MSF site. The cable crosses the northwest corner of the site where it is in conflict with the future storage and circulation tracks of the MSF. Contract WM40-2 is a purchase order to Hydro One Networks Inc. (HONI) for the relocation of the cable.

**Status:** Construction is under way and HONI expects the new duct bank will be constructed on schedule by the end of 2012, enabling the perimeter of the site to be turned over to the WM1-1 contractor, as per the contract milestone. Final installation of the new cable will occur in early 2013.

**Concerns:** None

**iv. Contract ABYS1-1 – Leslie Street Connection Track**

Contract ABYS1-1 consists of the construction of the streetcar tracks from the MSF site entrance to the existing streetcar network on Queen Street, associated utility relocations, road reconstruction, streetscape enhancements on Leslie Street and Queen Street, and the perimeter landscaping of the MSF site.

**Status:** The pre-tender package was circulated to the City and other stakeholders in early September. Contract ABYS1-1 is scheduled to be tendered in early October and awarded by the end of the year. Construction will start in early 2013 and be substantially complete by the end of 2014. Contractor pre-qualification is in progress.

**Concerns:** Several of the NOAC conditions are related to the design of the perimeter landscaping and utility poles, and the extension of streetscape enhancements to the entrance of the Leslie Street Spit. Extensive consultations with City staff and the local councillors have addressed these issues. Further consultation with the community regarding the streetscape and construction phase will be conducted in September and October.

**B. Contingency Funds**

**1. Landscape Enhancements - Lake Shore Boulevard to the Leslie Street Spit**

The NOAC requires streetscape enhancements on the west side of Leslie Street from Lake Shore Boulevard to Commissioners Street, and both sides of Leslie Street from Commissioners Street to the entrance to the Leslie Street Spit. Staff have consulted with City of Toronto and Waterfront Toronto staff, the local councillors, Toronto and Region Conservation Authority (TRCA), Toronto Port Lands Company (TPLC) and the "Friends of the Spit" interest group on the design. The added scope has been included in Contract ABYS1-1, and is scheduled to be presented to the Community Working Groups and the public in October 2012.

**2. Decorative Hydro and Street Lighting Poles**

The NOAC requires decorative hydro transmission poles and compatible decorative street light poles that integrate with the streetscape design. The recommended approach for decorative poles is to replace the hydro poles with tapered, coloured concrete poles and all other poles with a family of tapered, similarly coloured steel poles. This recommendation is currently under review by staff at the City of Toronto, TTC Operations, and Toronto Hydro.

**C. Other Items**

**1. Communications Strategy**

At the request of the local Councillors, staff are liaising with Waterfront Toronto and the City of Toronto to utilize best practices in the development of a communications strategy for the project, particularly in explaining the construction impacts and ultimate community benefits associated with the construction of Contract ABYS1-1, Leslie Street Connection Track. Public consultation and communication is being coordinated with Waterfront Toronto in the context of the Port Lands planning.

The search for a community liaison office has been in progress for approximately eight months but no suitable commercial location has been found. The community liaison office will be established in a trailer on leased space, on the southwest corner of Leslie Street and Commissioners Street.

**Next Update**

Project Update Report No. 2 will be submitted to the December 2012 Commission Meeting.

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September 13, 2012

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03-06-000088865

**Ashbridges Bay Maintenance and Storage Facility  
Project Status Update No. 1  
Appendix A**

Selected conditions from the Notice of Approval Conditions for the Site Plan Application of the Ashbridges Bay Maintenance and Storage Facility.

***POST APPROVAL CONDITIONS***

13. *TTC agrees to report quarterly to the TTC Board with an update on the status of the implementation of the Ashbridges Bay LFLRV yard and associated Leslie Street Connecting Track projects including the utilization of all contingency funds, with copies of the status reports to be provided as information to City Planning, Technical Services, Transportation Services, Toronto Water, and the local Ward Councillors (Wards 30 and 32).*

The contingency funds referred to in the reporting condition are referenced in the following sections from the NOAC:

***POST APPROVAL CONDITIONS***

12. *TTC agrees to provide a contingency of \$500,000.00 in the budget for the Ashbridges LFLRV yard project to be allocated towards Landscape Enhancements along Leslie Street south of Lake Shore Boulevard East to the entrance to the Leslie Street Spit. This contingency is in addition to the proposed landscaping on the east side of Leslie Street adjacent to the yard.*

***SITE PLAN ADVISORY COMMENTS***

- 2 *Contingency for Hydro Poles*
  - a) *TTC agrees to provide decorative hydro transmission poles and compatible decorative street light poles as part of the project. The current estimated value of the decorative transmission and street light poles is \$750,000.00, subject to detailed design and material pricing. TTC agrees to establish an appropriate contingency amount in the project budget for the proposed Leslie Street Connecting Track project to be allocated towards decorative hydro transmission and street light poles.*