

TORONTO TRANSIT COMMISSION REPORT NO.

MEETING DATE: March 27, 2013

SUBJECT: THE LESLIE BARNS STREETCAR MAINTENANCE AND
STORAGE FACILITY
PROJECT STATUS UPDATE NO. 3

INFORMATION ITEM

RECOMMENDATION

It is recommended that the Board receive this report on the status of The Leslie Barns project for information, noting that:

1. TTC staff continue to meet with staff from the City of Toronto and Waterfront Toronto to fulfil the terms of the Notice of Approval Conditions (NOAC) associated with the Site Plan Application issued for the main facility and yard;
2. The communication plan developed for the project is being implemented in consultation with the Councillors;
3. The procurement process for Contract ABYS1-1, Leslie Street Connection Track, is ongoing; and
4. This report is being forwarded to the Planning, Technical Services, Transportation Services, and Water Divisions of the City of Toronto, and Councillors McMahon 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 Leslie Barns Maintenance and Storage Facility (Leslie Barns) project was received on April 4, 2012. Numerous conditions were included in the NOAC including the requirement to report quarterly to the Board. The relevant conditions are shown in Appendix A.

At its meeting on November 21, 2012 the Board approved changing the name of the Ashbridges Bay MSF to The Leslie Barns.

This report is the third in fulfilling the requirement for quarterly status reports to the Board.

DISCUSSION

A. Project Status

The Leslie Barns 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. This phase of the project was completed on time and on budget.

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

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

Status: Approval to award this contract was received at the January 31, 2012 Board Meeting and the contract was awarded on April 12, 2012. The construction of the storm water management pond, the substation steel structure and block masonry and approximately half of the underground services on the site are complete. The foundation of the carhouse, the pole foundations and the remaining underground services are in progress. Contract WM1-1 is scheduled to achieve substantial completion in June 2014. This phase of the project is trending towards completion on budget. Some delays have been identified and the Contractor has been requested to mitigate.

Concerns: The retaining wall permit application is still with the City until related terms of the NOAC were fulfilled. These terms are now considered fulfilled and issuance of the retaining wall permit has been requested. Delay in issuing the permit will result in delays to the contract schedule.

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. Contract WM40-2 is a purchase order to Hydro One Networks Inc. (HONI) for the relocation of the cable.

Status: Construction of the ductbank is expected to be completed by the end of March 2013, approximately three months behind schedule. Delays occurred due to the HONI contractor encountering abandoned footings from the Gardiner Expressway along the Lake Shore Boulevard portion of the alignment, as well as having to correct deficiencies with the constructed ductbank. However, final completion of the HONI work, including cable installation, is still expected in the spring of 2013, on schedule. This phase of the project will also be completed on budget.

Concerns: None.

4. Contract ABYS1-1 – Leslie Street Connection Track

Contract ABYS1-1 consists of the construction of the streetcar tracks from the Leslie Barns 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 Leslie Barns site.

Status: At its meeting on November 21, 2012 the Board was advised of the bidding strategy for Contract ABYS1-1. The Request for Bid was issued on December 24, 2012 and closed on February 5, 2013. Subject to successful negotiations with the prequalified contractor, the award of contract ABYS1-1 is expected shortly with a separate report to the Board.

Concerns: Should the negotiations fail, the contract will be retendered with an approximately six month impact to the schedule, delaying the completion of the work from the end of 2014 to mid 2015. Additional funding is required to complete this work. The funding shortfall will be addressed as part of the upcoming budget cycle.

B. Contingency Funds

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

The NOAC requires landscape 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, Toronto Port Lands Company and the "Friends of the Spit" interest group on the design and have incorporated the added scope in Contract ABYS1-1. The design was presented to affected residents and businesses in October 2012 and was well received. The streetscape design will be presented again at the joint public meeting with Waterfront Toronto that is being scheduled for April 2013.

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 was to replace the hydro poles with tapered, coloured concrete poles and all other poles with a family of tapered, similarly coloured steel poles. This approach has been adopted and is reflected in the current design. A new streetlight fixture and bracket are also incorporated into the new streetscape design. Discussions are continuing amongst staff at the City of Toronto, the TTC, and Toronto Hydro regarding pole sizes and footing details.

C. Communications Strategy

TTC has developed a communications and community relations plan in consultation with the local Councillors. As part of the communications strategy, 30,000 newsletters were distributed on January 22, 2013 to the local area from Broadview Avenue in the west to Lee Avenue in the east, north to Gerrard Street East and south to the waterfront. A community office is scheduled to open for the end of April 2013. Full time community liaison staff will provide information to the local community, including the new Leslieville BIA, throughout the project. Furthermore, in advance of construction, stakeholder meetings will be held with residents and local businesses to discuss construction phasing and traffic management. A joint public meeting with Waterfront Toronto is being scheduled for April 2013.

Next Update

Project Update Report No. 4 will be submitted to the June 2013 Board Meeting.

March 6, 2013

50-8-23

03-06-000101649

Attachment – Appendix A

**The Leslie Barns Streetcar Maintenance and Storage Facility
Project Status Update No. 3
Appendix A**

Selected conditions from the Notice of Approval Conditions for the Site Plan Application of the Ashbridges Bay Maintenance and Storage Facility (The Leslie Barns).

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.*