



**For Action
with Confidential Attachment**

Bloor Yonge Capacity Improvement – Third Party Construction Co-ordination

Date: November 22, 2023
To: TTC Board
From: Chief Capital Officer

Reason for Confidential Information

This report contains information about a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City or local board.

Summary

Improving the capacity of Bloor-Yonge Station is a key pre-condition for further network expansion planned by Metrolinx, and has been identified as a priority project by the City of Toronto, the Province of Ontario and Government of Canada. It is anticipated that without modifications to Bloor-Yonge Station, overcrowding will increase dwell times, create bottlenecks, and reduce the level of service to customers at this critical interchange station as well as across Lines 1 and 2. In recognition of this priority, the project has secured \$1.514 billion in funding from all three orders of government and approval of its business case.

The Bloor-Yonge Capacity Improvements project (“BYCI Project”) is progressing through the design and property acquisition phases of the project. The existing chiller plant (the centralized cooling system that cools 2 and 90 Bloor Street East) within 2 Bloor Street East (the “HBC Complex”) is required to be replaced in an alternative location due to the BYCI Project. TTC staff have been in discussions with the owner of the HBC Complex with respect to the relocation of the existing chiller plant, and associated facilities, including the electrical room and piping that service the HBC Complex. Through discussions with the owner, a new chiller plant location has been identified.

Board approval of agreements with the owner and funding of the new chiller plant is required to allow the BYCI Project main construction work to proceed.

Recommendations

It is recommended that the TTC Board:

1. Authorize the execution of the Design and Construction Management Agreement and any other agreements required, including but not limited to the property agreements, to enable a new chiller plant to be located at 2 Bloor Street East.
2. Adopt the recommendation set out in Attachment 1 – Confidential Information and authorize that the information contained in the Confidential Attachment remain confidential until such time as a final agreement is executed.

Implementation Points

This report relates to two parcels of land, which are part of the HBC Complex, for the decommissioning and construction of the Complex's chiller plant. The first parcel is lands that are owned by the City and leased to the owner of the HBC Complex ("Lease Lands"), and the second parcel is lands owned solely by the owner of the HBC Complex ("Owned Lands").

The TTC has been discussing and negotiating the construction co-ordination, design and property acquisitions with the owner of the HBC Complex to enable critical works of the BYCI Project. To facilitate the BYCI Project, including new Line 1 and Line 2 platform expansions, vertical circulation infrastructure, and other necessary station infrastructure, the TTC requires space on the Leased Lands. This will consequently result in the relocation and replacement of the existing HBC Complex chiller plant and associated facilities, including the electrical room and piping in the Leased Lands, to an adjacent location within the HBC Complex within the Owned Lands. The new chiller plant location was selected in consultation with the owner of the HBC Complex and enables the BYCI Project to continue progressing. The existing chiller plant and new chiller plant locations are shown in Appendix A.

Prior to the TTC occupying and constructing within the existing chiller plant space, the new chiller plant must be in operation to maintain essential cooling service to the HBC Complex and neighbouring buildings. Given this, the construction of the new chiller plant and decommissioning of the existing chiller plant are critical pieces of work needed to advance the BYCI Project.

As the relocation is required due to the BYCI Project, the new chiller plant will be constructed at the TTC's expense. The TTC will be executing a Design and Construction Management Agreement with the owner to ensure the co-ordination of the funding and completion of the design, construction, and management of the new chiller plant and relocation of any other facilities required within the existing chiller plant space. This will facilitate essential and expeditious construction of the new chiller plant to maintain BYCI Project timelines. Additional agreements, such as those for property entitlements and access, will be executed and identified as the BYCI Project design advances.

Once constructed, the new chiller plant will be owned, operated and maintained by the owner of the HBC Complex. The TTC will have no ongoing obligations with respect to the operation of this facility.

Financial Summary

Funds for this expenditure are included in the TTC’s 2023-2032 Capital Budget and Plan, as approved by the TTC Board on January 9, 2023 and City Council on February 15, 2023, under Program 3.9 – Buildings and Structures – Bloor-Yonge Capacity Improvements project.

The total project budget for the BYCI Project is \$1.514 billion, comprising of costs incurred to the end of 2022 of \$60.075 million and cash flow funding of \$1.380 billion in the 2023-2032 Capital Budget and Plan and \$73.9 million post-2032. Of the approved funding in the 2023-2032 Capital Budget and Plan, approximately \$92 million has been committed to date.

Table 1 – 2023-2032 Capital Budget and Plan – Bloor-Yonge Capacity Improvements

Project Name	LTD Actuals to 2022	2023 Budget	2024	2025	2026	2027	2028-2032	10-Year Total	Post 2032	Total Project Cost	Estimated Final Cost
Bloor-Yonge Capacity Improvements	60,075.3	19,351.3	33,928.0	97,905.0	125,353.0	151,596.0	951,900.0	1,380,033.3	73,881.0	1,440,108.6	1,513,999.6

(in thousands)

Additional details of the funding required to construct the new chiller plant are outlined in the Confidential Information of Attachment 1.

The Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Equity/Accessibility Matters

The TTC is dedicated to promoting and supporting diversity, accessibility and inclusion in all of its corporate policies, programs and services. A cornerstone of the TTC’s current Corporate Plan is accessibility, and as a proud leader in providing accessible public transit in the City of Toronto, we are committed to ensuring reliable, safe and inclusive transit services for all our customers.

The BYCI Project is being designed to be accessible in accordance with the Accessibility for Ontarians with Disabilities Act, 2005 (AODA), the Integrated Accessibility Standards Regulation, O. Reg. 191/11 (IASR), and the Ontario Building Code. The design includes wayfinding signage, additional escalators, elevators and barrier-free entrances for more station accessibility through improved circulation across the station. The Advisory Committee for Accessible Transit (ACAT) has been previously consulted on the preliminary design of the BYCI Project. ACAT will also be consulted as the design of the BYCI Project is progressed through the key design milestones.

The existing chiller plant is located within an area of the expanded station that will include new vertical circulation elements, including staircases, escalators, and elevators. Given this, the construction of the new chiller plant is required to facilitate accessibility improvements within the station.

Decision History

On April 16, 2019, City Council endorsed the Bloor-Yonge Capacity Improvement project (BYCI) as a priority project under the City of Toronto's funding allocation of the Investing in Canada Infrastructure Plan (ICIP) Public Transit Infrastructure Fund (PTIF). All three levels of government are expected to contribute \$0.5 billion towards the estimated \$1.5 billion project. City Council approved funding for the municipal share in the 2020 budget process.

On June 16, 2021, the Board authorized the acquisition of property requirements for the main construction works of the BYCI Project.

[Bloor-Yonge Capacity Improvements – Main Construction Property Acquisition Authorization](#)

On December 8, 2021, the Board approved the BYCI Project – Stage Gate 3, including project preliminary design baselines and project delivery strategy.

[Bloor-Yonge Station Capacity Improvements Project – Stage Gate 3](#)

On May 18, 2022, the Board approved the award of Contract S85-45, Bloor-Yonge Capacity Improvements Owner's Engineer Consultant Services, to AECOM Canada Ltd. to support the continued development and implementation of the BYCI Project, including the development of technical documents, contributing to the procurement process, training and technical review of submittals.

[Bloor-Yonge Station Capacity Improvements Project – Procurement Authorization for Bloor-Yonge Capacity Improvements Owner's Engineer Consultants Services](#)

On July 12, 2023, the Board approved the award of Contract S40-14, Bloor-Yonge Capacity Improvements Early Works – Utility Works, to Clearway Construction Inc. for the construction of a 600mm concrete combined sewer, and the installation of new Toronto Hydro Electrical System Limited (THESL) infrastructure, including duct banks, cable chambers and conduits.

[Procurement Authorization for Bloor-Yonge Capacity Improvements – Early Works – Utility Works](#)

Issue Background

Bloor-Yonge Station is a major transfer point in the TTC subway system. Line 1 is expected to experience significant ridership growth reflecting ridership generated from population growth from within and outside the City of Toronto and the implementation of transit expansion initiatives, including the northerly extension of Line 1

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The BYCI Project was advanced to 30% design with the completion of Stage Gate 3 deliverables to establish the project's preliminary design baselines, including project scope, schedule, and cost, as well as a recommended project delivery strategy.

Property acquisitions and negotiations with private owners have been ongoing to support the project, ensuring in-time delivery of property to allow construction of the BYCI Project to proceed. Property interests located within the 2 Bloor Street East property will be required as part of the main construction of the BYCI Project. The existing chiller plant space, which contains critical third-party owned infrastructure, will need to be relocated and replaced prior to the commencement of the main construction work of the BYCI Project.

Comments

The existing chiller plant, and other associated facilities, including the electrical room and piping, are located within an area of the 2 Bloor Street East property required for the BYCI Project expansion. Execution of the Design and Construction Management Agreement will result in essential co-ordination and completion of the new chiller plant work necessary to minimize impacts to the BYCI Project schedule.

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Signature

Gary Downie
Chief Capital Officer

Attachments

Appendix A – Existing Chiller Plant and New Chiller Plant Location
Attachment 1 – Confidential Information

Appendix A – Existing Chiller Plant and New Chiller Plant Location

