

COMMITTEE OF THE WHOLE (WORKING SESSION) - MAY 15, 2001

YORK REGION RAPID TRANSIT REQUEST FOR EXPRESSIONS OF INTEREST

Recommendation

The Commissioner of Development Services recommends that:

1. This report BE RECEIVED for information purposes;
2. That Staff work with the Region of York and the Towns of Richmond Hill and Markham in pursuit of expressions of interest from the private sector to plan, finance and implement a rapid transit system for York Region;
3. That Staff report back to Council on the results of the request for expressions of interest and the potential costs which may be incurred by the participating municipalities in pursuing this approach;
4. That Staff BE DIRECTED to initiate discussions with the Region of York over the preparation of the terms of reference for a full Environmental Assessment, under the Environmental Assessment Act, for the provision of a rapid transit link from Downsview Station to the Vaughan Corporate Centre; and that the City of Toronto and the Toronto Transit Commission be requested to participate in these discussions; and
5. That this report be placed on the agenda for the next meeting of the Spadina-York Subway Extension Committee.

Purpose

This report has two purposes. The first is to advise Council of the Region of York's initiative in seeking private sector involvement in the implementation of a rapid transit system for York Region and to obtain direction from Council to work with the Region and partner municipalities (Markham and Richmond Hill) in undertaking the first steps of this process. The second purpose is to obtain Council direction to commence discussions with York Region on the initiation of an Environmental Assessment for the provision of a rapid transit service linking the Downsview Subway station with the Vaughan Corporate Centre.

Background – Analysis and Options

a) Origin of the Request for Expression of Interest

Currently, two committees are operating to promote the enhancement of rapid transit opportunities in south York Region; they are the Spadina-York Subway Extension Committee and the Yonge Street Subway Implementation Co-ordination Committee. The City of Vaughan is represented on both Committees.

The concept of pursuing private sector involvement in the development of a York Region rapid transit system originated with the Yonge Street Committee. It was brought to the attention of Spadina-York Committee at a joint meeting of the two committees, which was held on March 27, 2001. A draft request for expression of interest was circulated to the committee members and staff for review.

On May 2, 2001 the Region of York Transportation and Works Committee considered a report from the Commissioner of Transportation and Works, which recommended that direction be given to proceed with the issuance of a request for an expression of interest. The report forms Attachment No. 1 to this report. Transportation and Works Committee approved the following recommendations:

1. The attached request for expressions of interest for a York Region Rapid Transit System be endorsed.
2. The Regional Clerk be directed to place this advertisement in the appropriate commercial newspapers.
3. A consultant be retained jointly by the Region, Markham, Vaughan and Richmond Hill to assist in evaluating the expressions of interest and steer the process.
4. Copies of this report be circulated by the Regional clerk to the Town of Markham, the Town of Richmond Hill and the City of Vaughan.

Regional Council ratified these recommendations on Thursday May 10, 2001.

b) Content of the Request for Expression of Interest

The request for Expression of Interest forms Attachment No. 2 to this report. The request states that the participating municipalities are seeking a team of qualified professionals and investors, which will undertake the following:

- Plan implementation of staged rapid transit improvements taking into consideration long term (Master Plan) projections, priority needs, alternative technologies (busway, streetcar, light rail, subway etc.).
- Explore innovative commercial opportunities to encourage private sector funding of both capital and on-going operating costs.
- Provide fast-track delivery through competitive design-build initiatives.
- Assess commercial structures and partnerships maximizing contributions from Provincial and Federal sources.

c) Process, Tentative Timing and Costs

The request for the Expression of Interest was published in the Daily Commercial News and the national edition of the Globe and Mail on Tuesday May 8, 2001 and Thursday May 10, 2001. Responses are required no later than 4:30 p.m. Tuesday, June 26, 2001. (See Attachment No. 2) Upon receipt of the Expressions of Interest, they will be analyzed by Staff and by a consultant with specific expertise in this area, retained by the participating municipalities. A short list of qualified consortia will be selected. These consortia will be sent a formal request for proposal. The short list will be compiled and the request for proposal drafted over the summer months. The request for proposal would be issued in late summer or early fall, with responses required before the end of 2001.

The Region advises that it will cost approximately \$10,000.00 to advertise the request for expression of interest. The other immediate cost will include the retention of the consultant to review the expression of interest.

Once it is decided to go to a proposal call, other costs will accrue. These may include:

- Assistance from the consultant in drafting the proposal call;
 - Covering some of the costs of the proposals, given the complexity of the undertaking and the amount of detail needed to allow for a proper review of the proposal; and
 - Costs associated with the review of the proposal, which will need the input of a consultant.
- d) Update on Related Region of York Initiatives – Highway 7 Corridor Transitway Study and the Yonge Street Corridor Transitway Study

The Region of York Transportation and Works Department has now issued requests for proposal to three consultants to undertake a Highway 7 Corridor Transitway Study. The closing date for the request for proposal is May 17, 2001. The purpose of the study is threefold. The first purpose is to prepare the terms of reference for an Individual Environmental Assessment for a Highway 7 Corridor Transitway. The second is to conduct the required needs and justification study. The third purpose is to develop a staging plan that outlines short term transit improvements (0 to 5 years), along with the staging of incremental improvements required during the next 20 years.

This is similar to the procedure being followed for the Yonge Street Corridor Transitway Study. The Yonge Street study is farther along in the process. Public information meetings were recently held on the initial conclusions of the study. The needs and justification portion of the study, a staging plan, and the terms of reference for a full environmental assessment have been completed. It is expected that a report on the results of the study will be proceeding to Regional Council this Spring, with the submission of the Terms of Reference to the Ministry of the Environment for approval, occurring shortly thereafter.

These studies are important initiatives by the Region of York. A high quality rapid transit system across south York Region will be critical to the success of the planning objectives of Vaughan, Markham and Richmond Hill, particularly in relation to the development of the Regional Centres. They will also assist in justifying future rapid transit extensions from the City of Toronto into York Region.

Conclusion

It is worthwhile to investigate the opportunities for private sector involvement in securing a much needed rapid transit system for York Region. A request for expressions of interest is the appropriate way to proceed. However, there is no guarantee that this process will result in any worthwhile proposals. Therefore, the current efforts that are already underway should not be curtailed, less there be a loss of six months to a year in progress, while this process is on-going. Up to the time of preparation of the formal request for proposal for private sector involvement, the costs to the participants will be modest. Upon receipt of the results of the request for Expression of Interest, Staff will be reporting back to Council with more information on the process and the financial implications.

Because the Region is proceeding with the Yonge Street and Highway 7 Corridors Transitway studies, it would be appropriate to establish a similar process for the provision of the rapid transit link from Downsview Station to the Vaughan Corporate Centre. Of particular importance is the initiation of the terms of reference for the environmental assessment for this undertaking. Given that this would be a cross-boundary initiative, it would be appropriate to request that the City of Toronto and the Toronto Transit Commission to participate, as Toronto, York Region and the TTC would be the probable proponents of this project. Involvement of the Greater Toronto Services Board may also be warranted. Therefore, Staff should be directed to initiate discussions on this matter with the Region of York. An appropriate place to begin these

discussions is the Spadina –York Subway Extension Committee, which has representation from York Region. Therefore, this report and the resulting Council action, should be placed on the agenda of the next Spadina-York Subway Extension Committee meeting.

Attachments

1. Report of the Commissioner of Transportation and Works
Transportation and Works Committee – Region of York, May 2, 2001
York Region Rapid Transit, Draft Request for Expression of Interest
2. Request for Expression of Interest (as published in the Globe and Mail, Tuesday May 8, 2001)

Report Prepared By Roy McQuillin, Senior Planner, Special Studies, ext. 8211

Respectfully submitted,

FRANK MIELE
Commissioner of Development Services

/CM

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ATTACHMENT NO. 1

THE REGIONAL MUNICIPALITY OF YORK

Transportation and Works Committee
May 2, 2001
Report of the
Commissioner of Transportation and Works

**YORK REGION RAPID TRANSIT
REQUEST FOR EXPRESSIONS OF INTEREST**

1. RECOMMENDATIONS

It is recommended that:

1. The attached request for expressions of interest for a York Region Rapid Transit System (*Attachment 1*) be endorsed.
2. The Regional Clerk be directed to place this advertisement in the appropriate commercial newspapers.
3. A consultant be retained jointly by the Region, Markham, Vaughan and Richmond Hill to assist in evaluating the expressions of interest and steer the process.
4. Copies of this report be circulated by the Regional Clerk to the Town of Markham, the Town of Richmond Hill and the City of Vaughan.

2. PURPOSE

The purpose of this report is to seek endorsement to place an advertisement requesting expressions of interest from the private sector to plan, finance and implement a rapid transit system for York Region.

3. BACKGROUND

Two committees have been established to promote rapid transit improvements within York Region:

- Spadina-York Subway Extension Committee
- Yonge Street Subway Implementation Coordination Committee

The Regional Chair and senior staff participate on both of these committees. The membership of the committees consists of politicians and senior staff from Markham, Vaughan and Richmond Hill. York University and the City of Toronto also participate on the Spadina-York Subway Extension Committee.

The committees have expressed interest in pursuing options for a public/private venture.

York Region Rapid Transit Request for Expressions of Interest

Attachment 1 presents a draft advertisement that can be placed in commercial newspapers to seek the expressions of interest. Brief responses are requested from the interested consortia, identifying the participating firms, key staff, financial resources and experience on similar infrastructure initiatives.

It is suggested that a consultant be retained to assist with the evaluation of the expressions of interest and to help steer the process. This consultant would be retained jointly with Markham, Vaughan and Richmond Hill.

4. FINANCIAL IMPLICATIONS

The cost of placing the advertisement in the commercial newspapers is anticipated to be approximately \$10,000. The cost of retaining a consultant to assist with the process will be explored together with Markham, Vaughan and Richmond Hill. Staff will report further on this issue when the detailed cost has been identified.

The ultimate ownership/operation of a rapid transit system will require a complete fiscal analysis (i.e. development change implications) when such a structure has been determined.

5. LOCAL MUNICIPAL IMPACT

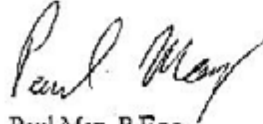
The proposed request for expressions of interest has been prepared in consultation with Markham, Vaughan and Richmond Hill.

6. CONCLUSION

A draft advertisement has been prepared to seek expressions of interest for private sector consortia for a York Region rapid transit network. This initiative resulted from the direction of the Yonge Street Subway Implementation Coordination Committee and the Spadina-York Subway Extension Committee. The purpose of the request is to identify private sector partners who would be able to plan, finance and implement a rapid transit network for York Region. It is recommended that this draft advertisement be endorsed and placed in the appropriate commercial newspapers. It is also recommended that York Region together with Markham, Vaughan and Richmond Hill, retain a consultant to assist in the initiative.

York Region Rapid Transit Request for Expressions of Interest

Prepared by:



Paul May, P.Eng.
Director
Infrastructure Planning and Approvals

Recommended by:

Approved for Submission:

Kees Schipper, P.Eng.
Commissioner of Transportation and Works

Alan P. Wells
Chief Administrative Officer

April 27, 2001
Attachment 1
PM/gr

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**York Region Rapid Transit System
Request for Expressions of Interest**

The Region of York is a rapidly growing region located within Canada's thriving economic centre – the Greater Toronto Area. The local municipalities of Markham, Vaughan and Richmond Hill are situated on the northern boundary of the City of Toronto and presently rely on bus and commuter rail (GO) transit systems. Robust employment growth has accentuated the need for alternative forms of rapid transit to link regional employment centres and improve links with the City of Toronto. A desire to extend subway service is particularly strong. The Region is expecting rapid transit initiatives to be at the forefront of a Transportation Master Plan due for completion in 2001. The Master Plan considers a long-term outlook to 2031.

In co-operation with the local municipalities of Markham, Vaughan and Richmond Hill, the Region is seeking Expressions of Interest from private-sector consortia capable and interested in planning, financing and developing a rapid transit system. Specifically, a team of qualified professionals and investors is required to:

- Plan implementation of staged rapid transit improvements taking into consideration long-term (Master Plan) projections, priority needs, alternative delivery options (busway, streetcar, light rail, subway, etc.).
- Explore innovative commercial opportunities to encourage private sector funding of both capital and on-going operating costs.
- Provide fast-track delivery through competitive design-build initiatives.
- Assess commercial structures and partnerships maximizing contributions from Provincial and Federal sources.

Responses should be limited to 5 pages including a brief outline of participating firms, key staff, financial strengths and relative performance on similar infrastructure initiatives. The Region intends to invite proposals from a short-list of respondents.

Ten (10) copies of an Expression of Interest must be delivered to the Region of York by no later than 4:30 p.m., Tuesday, June xx, 2001. Submissions are to be addressed to:

Regional Clerk
Regional Municipality of York
P.O. Box 147, 17250 Yonge Street
Newmarket, ON L3Y 6Z1

As an Initiative of

Bill Fisch, Chair
Regional Municipality of York

Mayor Lorna Jackson
City of Vaughan

Mayor Don Cousens
Town of Markham

Mayor Bill Bell
Town of Richmond Hill

ATTACHMENT NO. 2

GLOBE AND MAIL, TUESDAY MAY 8, 2001

**York Region Rapid Transit System
Request for Expressions of Interest - P-01-27**

The Regional Municipality of York is a rapidly growing area located within Canada's thriving economic centre - the Greater Toronto Area. The local municipalities of Markham, Vaughan and Richmond Hill are situated on the Northern boundary of the City of Toronto and presently rely on bus and commuter rail (GO) transit systems. Robust employment growth has accentuated the need for alternative forms of rapid transit to link regional employment centres and improve links with the City of Toronto. A desire to extend subway service is particularly strong. The Region is expecting rapid transit initiatives to be at the forefront of a transportation Master Plan due for completion in 2001. The Master Plan considers a long-term outlook to 2031.

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- Provide fast-track delivery through competitive design build initiatives.
- Assess commercial structures and partnerships maximizing contributions from Provincial and Federal sources.

Responses should be limited to 5 pages including a brief outline of participating firms, key staff, financial strengths and relative performance on similar infrastructure initiatives. Background corporate information can also be provided in addition to the 5 page submission. The Region intends to invite proposals from a shortlist of respondents.

Ten (10) copies of an Expression of Interest must be delivered to The Regional Municipality of York by no later than 4:30 p.m., Tuesday, June 26, 2001. Submissions are to be addressed to:

Director, Supplies & Services
The Regional Municipality of York
17250 Yonge Street, 1st Floor
Newmarket, ON L3Y 6Z1

An initiative of:

Bill Fisci, Chair
The Regional Municipality of York

Mayor Lorna Jackson
City of Vaughan

Mayor Don Cousens
Town of Markham

Mayor Bill Bell
Town of Richmond Hill

