

COMMITTEE OF THE WHOLE – MARCH 23, 2010

TORONTO-YORK SPADINA SUBWAY EXTENSION (TYSSE) MASTER SERVICING AGREEMENT AND LAND TRANSACTIONS WARD 4

Recommendation

The Commissioner of Engineering and Public Works and the Director of Legal Services recommend:

1. That a bylaw be enacted to authorize the Mayor and Clerk to execute a Master Servicing Agreement between the City of Vaughan and the Toronto-York Spadina Subway Extension Project; and
2. That a bylaw be enacted to authorize various land transactions related to the Toronto-York Spadina Subway Extension Project.

Contribution to Sustainability

The Toronto-York Spadina Subway Extension (TYSSE) project will provide higher order transit infrastructure which will support compact urban form and offers an alternative mode of transportation to the single occupant vehicle. In addition, the subway extension into the City will facilitate the establishment of the planned transit orientated development in OPA 620 (Steeles West Secondary Plan Area) and the Vaughan Metropolitan Centre area. The TYSSE is committed to applying sustainability standards in the design and construction of this project.

Economic Impact

There are no direct economic impacts resulting from the adoption of this report. Staff will report back to Council in early 2011 on the financial implications related to the City's infrastructure and land acquisition components associated with the TYSSE project.

Communications Plan

The TYSSE project held public open houses on February 3, 2010 and March 10, 2010 for the station design concepts. In addition, newsletters were issued at strategic points throughout the design stage of the project. Project information can be found on the Toronto Transit Commission Spadina Subway Extension web site. Staff will report to Council at key milestones throughout the subway project, which is anticipated to be in service by 2016.

Purpose

The purpose of this report is to obtain Council approval to enter into a Master Servicing Agreement with the Toronto-York Spadina Subway Extension Project (TYSSE) to facilitate the relocation and construction of new municipal infrastructure that is associated with the subway project. In addition, this report seeks authorization for various land transactions related to subway project.

Background - Analysis and Options

The TYSSE is an 8.6km extension from Downsview Station north west through York University within the City of Toronto and north to the Vaughan Metropolitan Centre in the City of Vaughan. There are six station sites currently being designed as shown on Attachment No 1 and as noted below:

- Sheppard Avenue West, on Parc Downsview Park Lands;
- Finch West station at the corner of Keele Street and Finch Avenue;
- York University station near the common of York University;
- Steeles West station at Northwest Gate and Steeles Avenue, east of Jane;
- Highway 407 station adjacent to Highway 407 and west of Jane Street; and,
- Vaughan Metropolitan Centre at Highway 7 and Millway Avenue.

Transit terminals and passenger pick-up and drop-off facilities are currently being planned for each station within the City. The estimated cost of this project is \$2.6 billion. The general subway alignment and proposed station locations have been identified on Attachment No. 1.

The TYSSE project team has circulated the 30% conceptual design packages for the three stations within Vaughan and will be proceeding with the 60% and subsequent 90% detailed design submissions within the next few months.

The engineering design submissions to date have identified the need to relocate or construct new municipal services to support the subway project including the following:

Steeles West Station

- Relocation of certain existing municipal services along the Steeles Avenue corridor
- Relocation of certain existing municipal services on Jane Street;
- Design and construction of a segment of the proposed east-west collector roadway from Jane Street to approximately 100 metres easterly;
- Design and construction of Street "C" as defined by OPA 620;
- Design and construction of the proposed Black Creek Storm Water Management Pond; and
- Decommissioning of the existing storm water management pond located at the north-east quadrant of Jane Street and Steeles Avenue.

Highway 407 Station

- Relocation of a portion of the existing Jane Street Collector sanitary sewer;
- Municipal services connection (watermains and sanitary sewers) to the proposed station; and
- Relocation and removal of street lights to accommodate new driveway access to station.

Vaughan Metropolitan Centre

- Design and construction of the realigned Millway Avenue and Apple Mill in the Vaughan Metropolitan Center.
- Temporary driveway access to the Toromont property to facilitate the subway construction.
- Relocation of existing services along Highway 7 and Millway Avenue.

Most of these municipal infrastructure works will be constructed in conjunction with the main subway contract. However, there is a need to advance some of the works to facilitate the

deployment of the tunnel boring machines and the staging for the station construction. TYSSE is proposing to initiate the advanced contracts in the spring/summer of 2010.

The schedule for the subway project has very tight timelines and TYSSE staff is pursuing measures to expedite the municipal approval process. In addition, it is likely that unforeseen issues will arise during the detailed design stage that may need to be resolved in a timely manner to keep the subway project on schedule and on budget. Staff is recommending that TYSSE enter into one Master Servicing Agreement with the City that would cover all the municipal servicing works associated with the subway project.

The main body of the Master Servicing Agreement will include standard provisions and the attached schedules will consist of the specific agreement/conditions related to any specific municipal infrastructure works and/or land conveyance/easements that may be required to facilitate the TYSSE project. The Master Servicing Agreement will be tailored after the City's Standard Servicing Agreement and will cover the following basic elements:

- Financial Requirements
- Indemnification
- Easements and Conveyances
- Municipal Services
- Completion of Services
- Maintenance of Services
- Assumption of Services
- Special Conditions

As plans for various works are finalized, the Master Servicing Agreement would be amended to add them as schedules. This delegation is for amendments which are administrative in nature.

Building Permit

The Chief Building Official has the authority to issue conditional building permits prior to site plan approval if deemed necessary for works below grade. Any conditional building permit with TYSSE would be subject to a condition that prohibits any above ground construction to take place until such time as there is an executed site plan agreement with the City of Vaughan.

Land Requirements

In order to facilitate the various construction projects, TYSSE and the Region will require land conveyances, the transfer of easements, and releases of existing easements. One example is the existing easement for the sanitary sewer to be relocated near the Highway 407 station. A new easement must be granted to the City, and in return the City would release the existing easement. There will be required conveyances for municipal roadways. In order to facilitate the conveyances during the upcoming hiatuses in meetings, it is appropriate to authorize these conveyances which will take place throughout the project as works progress.

Cost sharing principles are being discussed between TYSSE, York Region and the City of Vaughan. At present, the Project Team is currently working on this exercise and hope to deliver a draft cost sharing document in 2011.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursuit of excellence in service delivery;

- Leadership initiatives and promotion of environmental sustainability;
- Effective governance; and
- Planning and managing growth, and economic vitality.

Specific Strategic Plan Initiatives applicable to the recommendations made in this report include Vaughan's corporate priorities to:

- Work with other levels of government to continue to support the expansion of the Go Rail System, local transit and the Subway; and
- Support and plan high capacity transit at strategic location throughout the City.

This report is therefore consistent with the priorities previously set by Council.

Regional Implications

The Region is a funding partner for the Toronto-York Spadina Subway Extension.

Conclusion

To facilitate the Spadina Subway project, Staff is recommending that TYSSE enter into a Master Servicing Agreement with the City to address the design and construction of all the municipal servicing works that are needed in connection with the subway project. In addition, TYSSE and the Region will require land conveyances, the transfer of easements, and releases of existing easements in order to facilitate the various construction projects, which requires Council authorization.

Attachments.

Attachment No 1 – Spadina Subway Extension –alignment and station location

Report prepared by:

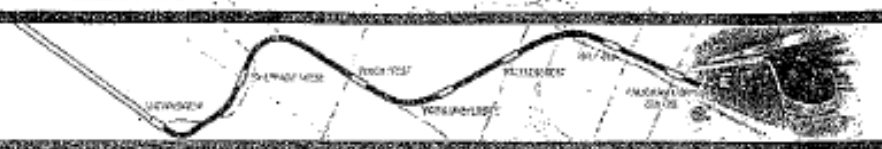
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Respectfully submitted,

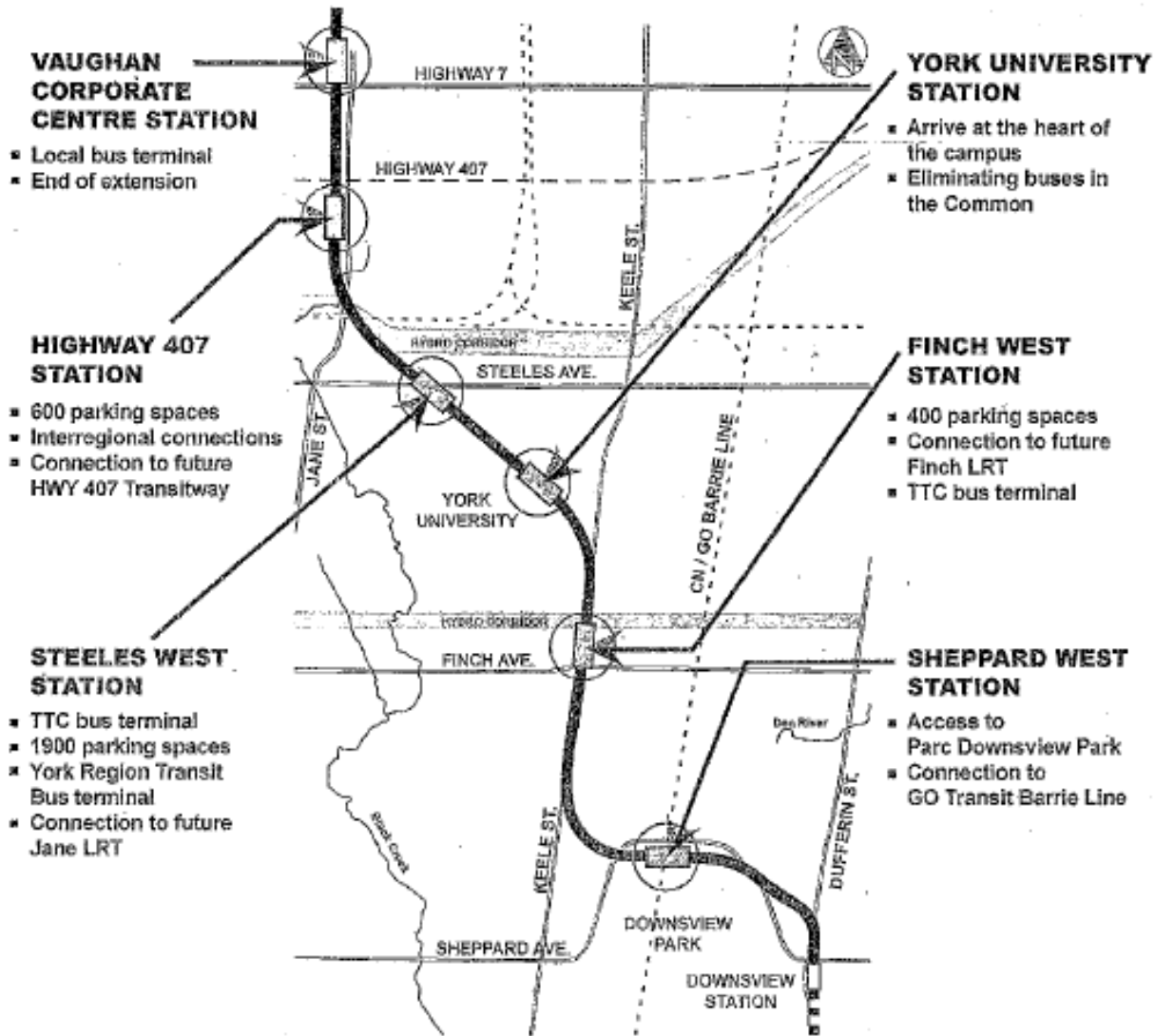
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SUBWAY EXTENSION



- Length of Extension: 8.6 km
 - Project Timelines:
 - > Start Tunnel Construction **End of 2010**
 - > Station Construction starts **Mid 2010**
 - > Start of Service **End of 2015**
- Ride the NEW Rocket to York Region**



Toronto-York Spadina
Subway Extension

