



STAFF REPORT ACTION REQUIRED

Amendments to 2012 Capital Budget to Apply Section 45 Funds for Sherbourne Street Streetscape Enhancements in Wards 27 and 28

Date:	April 12, 2012
To:	Budget Committee
From:	Acting Chief Planner and Executive Director, City Planning Division, Acting General Manager, Transportation Services
Ward(s):	27 and 28
Reference Number:	BU12026

SUMMARY

This report seeks authorization to increase the 2012 Approved Capital Budget of Transportation Services to include additional Section 45 funding of \$585,808.02 to be applied to Neighbourhood Improvements: Sherbourne Street Streetscape Enhancements. The enhancements would take place along Sherbourne Street from Front Street East to Gerrard Street East as part of the road rehabilitation that will be undertaken in 2012 in conjunction with the implementation of the Sherbourne Street Bikeway Facility. These funds are available as a result of agreements made under Section 45 of the Planning Act (minor variance approvals) to fund community benefits in Ward 28. It is now recommended that they be allocated specifically to the Sherbourne Street Streetscape Enhancement project, which includes lands in both Wards 27 and 28.

RECOMMENDATIONS

The Acting Chief Planner and Executive Director, City Planning, and the Acting General Manager, Transportation Services recommend that:

1. City Council amend the 2012 Approved Capital Budget for Transportation Services by the addition of a new project, Neighbourhood Improvements: Sherbourne Street Streetscape Enhancements for \$585,808.02, with funding provided from Section 45 community benefits associated with the approved developments at 101 Sherbourne Street in the amount of \$161,940.84; 501 Adelaide Street East/ 288 King Street East in the amount of \$200,705.00; 247 Richmond Street East in the amount of \$47,545.30 and 275 King Street East in the amount of \$175,616.88, as outlined in Attachment 1 to this report, for a \$0 net impact.

FINANCIAL IMPACT

The 2012 Approved Capital Budget for the rehabilitation of Sherbourne Street from Front Street East to Gerrard Street East, in conjunction with the implementation of the Sherbourne Street Bikeway Facility, does not include streetscaping work. This report recommends that the 2012 Capital Budget for Transportation Services be increased by a total of \$585,808.02 gross, \$0 net. Funding will be provided from the Section 45 community benefits received by the City from previously approved developments, as outlined in Attachment 1. This funding, which was designated for general streetscape projects will be directed to a new project, Neighbourhood Improvements: Sherbourne Street Streetscape Enhancements for streetscaping work along Sherbourne Street from Front Street East to Gerrard Street East.

No additional 2012 City Operating Budget impacts are anticipated to result from these projects. The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

ISSUE Background

Section 45 of the Planning Act allows the Committee of Adjustment of a municipality to place conditions on the approval of a minor variance to the zoning by-law. These conditions can include the provision of community benefits. In accordance with Official Plan policy, community benefits can be secured and provided either as capital facilities (e.g. daycare facility, public art, road improvements) or as cash toward capital projects.

All of the Section 45 funds referred to in this report have been received, and City Planning staff advise that the proposed purpose of the funds as set out in the recommendations of this report and Attachment 1 are in compliance with the respective agreements and Committee of Adjustment decisions and are in accord with Council approved guidelines and protocols.

COMMENTS

This report recommends an increase of \$585,808.02 to the 2012 Approved Capital Budget of Transportation Services for streetscape enhancement works along Sherbourne Street in conjunction with the rehabilitation of Sherbourne Street from Front Street East to Gerrard Street East and the implementation of the Bikeway Facility. The Sherbourne Street rehabilitation and Bikeway Facility do not have sufficient resources available to allocate to additional pedestrian realm streetscape improvements including unit pavers, street tree grates, continuous tree trenches, permeable concrete boulevards and lay-by's (See Attachment 2: Proposed Streetscape on Sherbourne). It was deemed appropriate to dedicate available funds secured from developments in Ward 28 towards this project, given the scope of construction associated with the rehabilitation and Bikeway Facility and the desire to achieve additional public realm improvements during the same 2012 construction process.

The available funding is derived from:

101-115 Sherbourne Street ('The Modern' Condominium)

\$161,940.84 is available from a Section 45 contribution for this project that was allocated to rebuild sidewalks along the east and west sides of Sherbourne Street between Queen Street East

and Richmond Street East. These works will be completed as part of the Sherbourne Street Streetscape Enhancement Project.

501 Adelaide Street East/ 288 King Street East (TCHC Rental Apartment Building)

A total of \$200,705 is available from a Section 45 contribution for this project that was to be allocated to 'local streetscape and/or parkland improvements'. It is reasonable that the Section 45 contribution from this project, two blocks from Sherbourne Street, be allocated to the Sherbourne Street Streetscape Enhancement Project.

247 Richmond Street East ('Space' Condominium)

There is \$47,545.30 available from a Section 45 contribution of \$200,000 that was directed towards 'King-Parliament Community Improvement Plan (CIP) implementation'. As Sherbourne Street is recognized as a 'Significant Street' in the CIP, one of the intended focal points of streetscape enhancements, it is appropriate that these remaining funds be directed to the Sherbourne Street Streetscape Enhancement Project.

275 King Street East ('East Lofts' Condominium)

The Section 45 contribution of \$175,616.88 for this project was directed to 'local streetscape and/or parkland improvements'. As this development is within one block of Sherbourne Street, this contribution can be reasonably allocated to the Sherbourne Street Streetscape Enhancement Project.

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SIGNATURE

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Attachment 1 – Allocation of Section 45 Funds in Wards 27 and 28
Attachment 2 – Proposed Streetscape Enhancement on Sherbourne - Types and Timing

Attachment 1 – Allocation of Section 45 Funds in Wards 27 and 28

Transfer Recipient	Ward	Community Benefit Project	Contributing Development	Contribution Amount	Planning Act Reserve Fund Account #	Funding flow-through
Transportation Services	27 & 28	Sherbourne Street Streetscape Enhancement Project	101-115 Sherbourne Street ('The Modern' Condominium)	\$161,940.84	XR3026-4500044	Transportation Services
Transportation Services	27 & 28	Sherbourne Street Streetscape Enhancement Project	501 Adelaide Street East/288 King Street East (TCHC Rental Apartment)	\$200,705.00	XR3026-4500085	Transportation Services
Transportation Services	27 & 28	Sherbourne Street Streetscape Enhancement Project	247 Richmond Street East ('Space' Condominium)	\$47,545.30	XR3026-4500032	Transportation Services
Transportation Services	27 & 28	Sherbourne Street Streetscape Enhancement Project	275 King Street East	\$175,616.88	XR3026-4500084	Transportation Services
TOTAL				\$ 585,808.02		

Attachment 2 – Proposed Streetscape on Sherbourne – Types and Timing

Front Street to Gerrard Street Scope of Work: 2012 Road resurfacing + Bike Lane Upgrades

Section of Sherbourne 2012	Existing Streetscape	Proposed Streetscape	Estimated Cost	Funding from Developments – Section 45	Funding from Public Realm
Front to King	<ul style="list-style-type: none"> None – asphalt boulevard beside concrete sidewalk 	<ul style="list-style-type: none"> Replace with concrete boulevard 2 rows of unit pavers 	<ul style="list-style-type: none"> Total cost to be determined through detailed design by April 2012. 	<ul style="list-style-type: none"> Source: 101 Sherbourne (The Modern)– Sherbourne streetscape from Richmond to Queen. Source: 501 Adelaide St E/288 King St E (TCHC) - local streetscape and/or park improvements. Source: 247 Richmond St E (Space) – King-Parliament CIP Implementation Source: 275 King St E (East Lofts) – local streetscape or park improvements 	<ul style="list-style-type: none"> Available in 2012, exact amount to be determined Removal of existing asphalt boulevard from Dundas to Gerrard and installation of permeable concrete pavers with openings for new and existing trees Replace existing precast concrete tree covers with retrofit cast-iron tree grates
King to Adelaide	<ul style="list-style-type: none"> Concrete tree pits 2 to 6 rows of unit pavers 	<ul style="list-style-type: none"> Replace concrete tree pit covers with cast-iron tree grates 			
Adelaide to Richmond	<ul style="list-style-type: none"> Concrete tree pits 2 rows of unit pavers 	<ul style="list-style-type: none"> Replace concrete tree pit covers with cast-iron tree grates 			
Richmond to Queen	<ul style="list-style-type: none"> Development site to the east side Asphalt boulevard to the west side and north of development site 	<ul style="list-style-type: none"> 1.8 m wide continuous tree trench 2 rows of unit pavers in between Developer to construct in front of 101 Sherbourne; fund streetscape for whole block 			
Queen to Shuter	<ul style="list-style-type: none"> Asphalt or concrete boulevard 	<ul style="list-style-type: none"> Replace asphalt with concrete 2 rows of unit pavers Lay-by in front of 149/155 Sherbourne 			
Shuter to Dundas	<ul style="list-style-type: none"> None - concrete boulevard 	<ul style="list-style-type: none"> 2 rows of unit pavers 			
Dundas to Gerrard	<ul style="list-style-type: none"> None – asphalt boulevard and trees with concrete covers or none 	<ul style="list-style-type: none"> Permeable concrete boulevard Additional trees where feasible 2 rows of unit pavers Lay-by in front of 251 Sherbourne Lay-by in front of 280/300 Sherbourne 			