



STAFF REPORT ACTION REQUIRED

Outcome of June Callwood Park Design Competition and Award of Contract to Winner

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| Date: | December 18, 2008 |
| To: | Parks and Environment Committee |
| From: | Brenda Patterson, General Manager, Parks, Forestry and Recreation Victor Tryl, Acting Director, Purchasing and Materials Management |
| Wards: | Ward 19 - Trinity-Spadina |
| Reference Number: | P:/2009/Internal Services/pmmd/pe09001pmmd (AFS 8076) |

SUMMARY

The purpose of this report is to request Council endorsement of the winning landscape architecture team in the June Callwood Park design competition, as selected by the Competition Jury. This report also seeks Council's approval to award a contract to the winning team to provide professional landscape architectural services for the detailed design and implementation of June Callwood Park.

The design proposal by Toronto firm gh3 was selected by the Competition Jury as the winner.

RECOMMENDATIONS

The General Manager of Parks, Forestry and Recreation and the Acting Director of Purchasing, Materials and Management recommend that:

1. Council endorse the decision of the Competition Jury to select the proposal for June Callwood Park by gh3 as the winner of the June Callwood Park Design Competition.
2. Council authorise Parks, Forestry and Recreation to enter into and execute an agreement on behalf of the City with gh3 to provide professional landscape architectural services for June Callwood Park, based on a proposed fee of up to 12 percent of the construction costs for the Phase 3 project, or up to \$0.200 million net of GST, depending on the final budget of construction phase.

Implementation Points

Upon approval, Parks, Forestry and Recreation staff will provide gh3 with a summary of comments and recommendations, based on technical advisory review, Competition Jury review and comments from the public exhibition, prior to further development of the design.

The detailed design phase will continue throughout 2009. City staff will be consulting with both internal and external stakeholders throughout design development. Construction of the park is estimated to begin in Spring/Summer of 2010, and conclude in 2011.

Financial Impact

The projected budget for all phases of the June Callwood Park capital project is estimated at \$2.000 million.

At the September 26 and 27, 2007 Council Meeting, park levies in the amount of \$1.115 million that were held by the City from the Fort York Neighbourhood development, were made available for the design and development of the park.

2007 Capital Budget included \$0.150 million, with cash flows of \$0.035 million in 2007 and \$0.115 million in 2008, for the June Callwood Park design competition. The June Callwood Park detailed design project was approved at the December 10, 2008 Council Meeting with a cash flow of \$0.165 million in 2009. 2010 Capital Plan includes \$0.800 million for construction and development of the June Callwood Park, subject to an increase once additional funding is received.

The proposed fee for professional landscape architectural services for June Callwood Park is up to 12 percent of the estimated \$1.730 million construction budget, or up to \$0.200 million net of GST, depending on the final budget of the construction phase. The fee is based on a scope of work that includes detail design development, construction documents, bidding and negotiation, and construction and contract administration. This fee is scalable depending on the availability of funds.

The project is planned to be completed in three phases:

DESIGN

Phase 1: The June Callwood Park Design Competition was approved at the September 26 and 27, 2007 Council Meeting, at a capital cost of \$0.150 million, with cash flows of \$0.035 million in 2007, \$0.115 million in 2008.

Phase 2: The June Callwood Park Detailed Design was approved at the December 10, 2008 Council Meeting with a cash flow of \$0.165 million in 2009.

CONSTRUCTION

Phase 3: The June Callwood Park Tender and Construction phase is scheduled from 2010 to 2011. This phase is expected to cost \$1.730 million.

\$0.800 million has been received and appears in the Capital Plan for 2010. It is anticipated that by the time the tender is awarded in 2010, the additional funding will have been received. This additional funding is expected to be generated from park levy money and Development Charges, as available, from future Fort York Neighbourhood development. This Capital Plan will be revised, as necessary, to reflect the receipt of any additional funding when the 2010 Capital Budget comes forward for approval.

If the remaining funds are not available by fall of 2009, park construction will be staged. The first stage of construction will be done to the full extent of the funds received by that time. The build-out of the remainder of the park will be completed upon receipt of outstanding funds. The agreement for professional landscape architecture services will allow for park construction to be staged, if required.

It is estimated that annual operating costs will be approximately 10 per cent of capital construction costs or \$0.173 million, starting in 2012.

The June Callwood Park Reserve Fund has been created to receive donations from public and private donors who would like to contribute to the maintenance and programming of this new park.

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

DECISION HISTORY

At its meeting on September 26 and 27, 2007, Council adopted a report which requested approval to proceed with a design competition, designation of funds to support the design and development of June Callwood Park, and the establishment of a Donation Reserve Fund to help offset costs for operation, maintenance, programming and future re-development costs for the park.

Link to the Decision Document:

<http://www.toronto.ca/legdocs/mmis/2007/ex/decisions/2007-09-04-ex11-dd.pdf>

ISSUE BACKGROUND

June Callwood Park is a 0.4 hectare space, located at the foot of the historic Fort York area of Toronto, to be designed and developed as a new park and significant addition to the public realm of the Central Waterfront. Situated northwest of the Fleet Street and

Bathurst Street intersections, it will serve as the central public space for local neighbourhood activities in a new high-density, mixed-use community.

In the context of the Fort York Public Realm Plan, June Callwood Park will be key in consolidating and integrating historically significant open spaces. The park will be designed to respond to its historically rich setting; to serve as an important view corridor to and from Fort York; to provide improved access for communities to the north towards the waterfront; and to contribute to the creation of a larger system of linked public open spaces.

A two stage design competition was administered by the Parks, Forestry and Recreation Division, with input from the June Callwood Park Steering Committee, to request design submissions from local and international landscape architecture firms with a commitment to design excellence, and a proven ability to design and develop high quality urban parks. During Stage 1, qualified landscape architectural firms were invited to submit a proposal through the Request for Expressions of Interest (REOI) process. During Stage 2, the short-listed teams received a competition brief in the form of a Request for Proposals (RFP), outlining submission requirements and providing additional material required to develop conceptual designs. Upon approval, the winning team will be retained to complete detailed design and construction documents for June Callwood Park.

The Culture Division will be administering a public art competition for an art installation in June Callwood Park. This process will follow slightly behind the park design competition, so that the Landscape Architecture consultant team will be in place to participate in the selection panel for the public art competition.

COMMENTS

In February 2008, the June Callwood Park Steering Committee (JCPSC) was formed. The JCPSC is chaired by the Deputy Mayor and includes staff from the Parks, Forestry and Recreation, City Planning, and Culture Divisions; representatives of the Fort York Neighbourhood and design/art community; and representatives of the adjacent land owners. The duties of the JCPSC are to provide input, advice and recommendations to the City on the competition, park design and implementation processes, and other matters submitted to the Committee for consideration.

The Purchasing and Materials Management Division (PMMD) issued REOI 9118-08-5115, for the prequalification of Professional Landscape Architectural Services for June Callwood Park on June 4, 2008. This REOI was advertised on the City of Toronto's Internet Website. On June 23, 2008, pre-qualification documents from five (5) firms were received. A City evaluation team, including staff from the Parks, Forestry and Recreation, City Planning, and Culture Divisions, reviewed all submissions, and, based on the evaluation criteria included in the REOI, developed a short list of four (4) firms that were invited to participate in the RFP.

The following four semi-finalist teams were selected to proceed to the second stage of the competition:

- Balmori & Associates from New York City with dTAH from Toronto
- gh3 from Toronto
- Janet Rosenberg and Associates from Toronto
- PMA from Toronto with Ground from Massachusetts

Each of these teams received an honorarium in the amount of \$15,000, including GST, as remuneration for work undertaken during the conceptual design stage of the competition.

On September 5, 2008, PMMD issued the two-envelope system RFP 9118-08-5196 for Professional Landscape Architectural Services for June Callwood Park - Design Competition Stage 2, to the short-listed teams. The RFP was also posted on the City of Toronto website. At its public opening on October 17, 2008 submissions were received from all four of the semi-finalists.

A Competition Jury was formed and made responsible for recommending a winning scheme from the Stage 2 (RFP) submissions to the City of Toronto. The Competition Jury included six members, chosen based upon their experience and knowledge of issues such as: landscape and ecological design, architectural design, local area, and the life and work of June Callwood.

Each of the submissions was publicly exhibited at Fort York and at Metro Hall. A summary of the comments received by the public during the exhibition was provided to the Competition Jury, as well as a review of the submissions undertaken by a City staff technical advisory committee.

The members of the Competition Jury were provided with the complete technical packages from each proposal to familiarize themselves with the details of the submissions. The members convened twice to discuss, debate and evaluate the submissions in accordance with the terms and design criteria set forth in the RFP. The winning proposal was the unanimous choice of the Competition Jury.

Only the financial proposal of the submission selected by the Jury was opened.

Upon Council approval, the successful team will be retained by the City of Toronto to complete detailed design and construction documents for a signature park commission at June Callwood Park.

Park construction is scheduled to be complete by 2011, before the bicentennial celebrations for the War of 1812 are held. The total cost for the project, including competition fees, design fees, and construction costs, is estimated at \$2.000 million. The estimate is based on existing and anticipated park levy money and Development Charges generated from area development.

Winning Design

It is the recommendation of the Competition Jury, that gh3 of Toronto be declared the winner of the June Callwood Park Design Competition (a summary of the Competition Jury deliberations is attached as Attachment 1 - June Callwood Park International Design Competition Jury Report).

The June Callwood Park design proposed by gh3 is based on a voice sampling of June Callwood's words "I believe in kindness," physically mapped onto the site. The wave pattern creates a sinewy path that runs north to south through clearings in the forest that connect Fleet Street to Fort York, with black granite planks that mark east-west community access into the park.

The urban forest includes plantings of native Canadian trees, a sampling of the specimens that would have inhabited the Lake Ontario shoreline at the time the city was settled. The park is loosely zoned into six clearings: the Puddle Plaza, the Puzzle Garden, the Maze, the Pink Field, Time Strip Gardens, and Ephemeral Pools, each with its own unique spatial character and aspects of unprogrammed play.

In accordance with Council approved policy, detailed analysis of the submission and evaluation results can be provided to Councillors in an in-camera presentation if requested by Committee members.

CONTACT

Anne Marra, Director, Parks Development & Infrastructure Management, Tel: 416-394-5723, Fax: 416-394-8935, Email: amarra@toronto.ca

Gary Short, Acting Manager, Planning, Design & Development, Parks Development & Infrastructure Management, Tel: 416-392-7438, Fax: 416-392-3355, Email: gshort@toronto.ca

David Ferguson, Manager, Construction Services, Purchasing & Materials Management, Tel: 416-392-7323, Fax: 416-397-7779, Email: dfergus4@toronto.ca

SIGNATURE

Brenda Patterson
General Manager, Parks, Forestry &
Recreation

Victor Tryl, P.Eng.
Acting Director, Purchasing &
Materials Management

ATTACHMENTS

Attachment 1: Jury Report - June Callwood Park International Design Competition
Attachment 2: gh3 Design Proposal, Selected Images

ATTACHMENT 1

Jury Report

June Callwood Park International Design Competition

Jury Members: Nina-Marie Lister, Associate Professor, School of Urban & Regional Planning, Ryerson University
Rocco Maragna, Maragna Architect Inc.
Lisa Rochon, Architecture Critic, The Globe and Mail
Greg Smallenberg, Principal, Phillips, Farvaag, Smallenberg
Laura Solano, Principal, Michael Van Valkenberg Inc.
Margery Winkler, Professor, Department of Architectural Science, Ryerson University

Non-Voting Jury Chair: Ian Dance, Principal, ENVision – The Hough Group

Design Teams: Balmori & Associates and dTAH
Janet Rosenberg & Associates
PMA and Ground
gh3

BACKGROUND

A two stage design competition was administered by the Parks, Forestry and Recreation Division, with input from the June Callwood Park Steering Committee, to request design submissions from local and international landscape architecture firms with a commitment to design excellence, and a proven ability to design and develop high quality urban parks.

The June Callwood Park Steering Committee (JCPSC) was established in February 2008 to provide input, advice and recommendations to the City on the design competition, park design and implementation process, as well as other matters submitted to the Committee for consideration. The JCPSC is chaired by the Deputy Mayor and includes key area stakeholders, representatives of the local community as well as the art/design community, and City staff.

A Request for Expressions of Interest, representing Stage 1 of the competition, was released in June 2008. Four teams were short-listed and invited to proceed to the second stage of the competition to submit design proposals for June Callwood Park through the RFP process. These four proposals were publicly exhibited on October 18th and 19th at Fort York, and October 20th and 21st at the Metro Hall Rotunda.

JURY COMMENTS

Team: Balmori & Associates and du Toit Allsopp and Hillier

The jury was very supportive of the sculptural form created for the park in this submission and the level of exploration of site conditions. The three dimensional quality was conveyed strong graphically and the varied landform offered opportunities for children to play and interact in the space. While a strong desire gesture, there was some concern by the jury that the highly folded landscape exceeded the scale / capacity of the park and limited overall use-ability.

The scheme proposed a strong north-south, central pedestrian route with east-west connections to adjacent local streets. There was a convincing series of illustrations denoting the pleasing movement through the predominantly passively-designed park. There was agreement however that the open north-south paved areas at the north and south ends of the park seemed undefined. Also, few 'moments' or reasons to stop existed along the axis.

Winter use was thoughtfully considered and the undulating topography afforded unique opportunities to enjoy winter months in the park.

While the scheme showed an advanced consideration for a topographic construct for the park, programming seemed less advanced and unfinished. The dedicated play area also seemed to be disconnected from the park plan and circulation system.

The jury also expressed concern with the scheme's limited connection to the project themes and to June Callwood's legacy.

Given the above noted strengths and weaknesses, the jury did not select this submission.

Team: Janet Rosenberg & Associates

The design theme of 'kindness as a renewable resource' and the language of water ripples were positively received by the jury. The jury felt that the design articulated an appreciation and integration of June Callwood's legacy.

The simple use of repeating forms of concentric, rippling circles showed a good understanding of the park's scale. Additionally, the strategy of extending the paving treatment and design to the building faces was a welcome creative response to the issue of scale. While the four circles have different programmed intent, there were concerns that each was isolated from the others and tended to focus inward rather than integrate into the overall park fabric.

The park incorporates words in various fashions which resonate from June Callwood's legacy and social justice passions however the scale was deemed to be excessive and offered only limited interactivity.

Park program was defined by the four circles and surrounded by paved interstitial space. While the extent of paved surface offers a high degree of permeability and choice in circulation, the jury felt that the hard surface represented too much of the park's limited area.

Given the above noted strengths and weaknesses, the jury did not select this submission.

Team: PMA and Ground

The jury was impressed with the unique and innovative urban agriculture notion behind the "nourish" concept and its link to June Callwood's past of working with those in need. The urban agriculture theme reinterprets the traditional role of urban parkland. The idea of providing opportunities for park users to 'forage' in the park and take advantage of the various harvestable edible or medicinal plants was a strong design idea. The jury also felt that the nourish concept provided unique educational opportunities for all users but notably also for children.

The jury supported the rise and fall of topography articulated in the scheme and the energy and constant animation created by the subtle curving 'expressway'. Overall connectivity through the park was strong with the various linkages creating numerous smaller rooms and gathering spaces in the park. While the connectivity and access created by the 'expressway' were positively received, the materiality choice of concrete contrasted sharply with the scheme and there was some concern regarding the expressway's scale relative to the park's area.

The 'swiss cheese' bridge is a unique and playful element and has great potential but wasn't deeply developed in the submission. While it also provided vantage to the open lawn, which the jury supported, it also bisected this space and reduced its overall effectiveness.

While the 'nourish' concept provided a unique design strategy, it also raised some concerns regarding the maintenance / stewardship of the urban agricultural species. Plant survivability, given the microclimate created by the site's proximity to the lake and significant shading by surrounding buildings, was not well supported. Unfortunately, consideration of the detrital cycle and seasonal deposition of leaves and fruit etc. were not considered in the design resulting in a high duty of care of the site by the City. The concept offered its greatest benefit in the seasons associated with the growing cycle of the harvestable plants but neglected to explore functionality in the late fall and winter months.

Given the above noted strengths and weaknesses, the jury did not select this submission.

Team: gh3

The competition jury selected the gh3 proposal for June Callwood Park as the winning submission.

The jury was very supportive of the voice wave form taken from June Callwood's last interview and its articulation into the ground plane as a subtle organizing element. This overall organizing element and the 'urban forest' design idea were graphically communicated very powerfully and resulted in an exciting scheme.

The 'urban forest' was a strong design choice which had numerous benefits to the site including shade in summer months and shelter and shape in the winter months with strong interest in the spring and fall due to the varied nature of species proposed. While the jury supported the overall concept of the urban forest, there were concerns expressed regarding spacing, species selection and soil volumes to support the densities proposed.

The manner in which the wave form creates a number of glades or clearings in the scheme, populated with various program elements, was well received by the jury. The attempt to achieve multi-functionality for children and adults was also clearly considered by the team. Area demographics will change over time however and the jury agreed that play value for the elements proposed may be limited and not hold children's interest. The jury was intrigued by the water element in the southern clearing, especially in regards to the seasonal considerations.

Overall, the scheme proposes an open ground plane with generally free pedestrian movement in all areas – either along the central axis on granite or under the tree canopy. The graphic illustrations of this vision were especially compelling. The jury supported this design vision but had concerns with the ground plane material proposed under the canopy in regards to longevity, practicality and cost.

Jury Recommendations for Design Development:

1. The jury recommends that in support of the 'urban forest' the design team fully explore tree species selection, spacing and resultant soil volumes to ensure limited mortality and longevity. The design development should also consider future succession and management.
2. The jury supports the attention paid to multi-functionality however the jury recommends the design team undertake expanding the play value / range of play offered by the scheme and reconceptualize the play elements accordingly. Of specific consideration, the stainless maze, while intriguing and compelling, seems too tall and appears potentially threatening and the pink puzzle offers limited play opportunities given its static nature.
3. The design needs to examine the ground plane in greater detail. The 'gabian stone baskets' especially, represent a potentially impractical and possibly quite costly element. The selected ground plane option needs to consider many

- elements such as future maintenance, pedestrian movement, water permeability, soil compaction and the impact of seasonal detrital depositions.
4. The geothermal heated reflecting pool is an intriguing design proposal. Further detail is required to support the practicality of its four-season use.
 5. The practicality of 'elastocrete' should be assessed in greater detail. The durability and functionality of the material choice over formed, sculpted pieces or as a ground plane was not fully supported by the jury.
 6. The corian benches offered a unique and powerful statement at night as a component to the overall lighting strategy. Further design development is required in regards to this material choice, its durability as a constructed piece and maintenance implications.
 7. The design proposes unique, custom design pieces and complex ground plane treatments and as a result, careful attention should be paid to budget through the design development process.
 8. The overall design vision is particularly strong and compelling however the jury recommends that the design team remain cognizant of the scale of the park through the design evolution process. The size of the site is a limiting factor for many program choices while at the same time cluttering the space is also a potential risk.

ATTACHMENT 2

gh3 Design Proposal, Selected Images

June Callwood Park

International Design Competition



The design starts with a simple desire: to physically embody June Callwood's voice in an intensified urban forest.

The urban forest is perhaps the most fundamental sustainability tool at our disposal.



SITE SECTION 1:175

PURPLE PLAZA
The plaza at the north end of the site formalizes the important historical measure of purple play. Through this southern transition into the site, the granite planks of the meandering path are selectively dotted out to create shallow puddles to collect water during storms. This space is framed by native species of red oak and flowering maple to respond to the conditions of Fort York Boulevard.

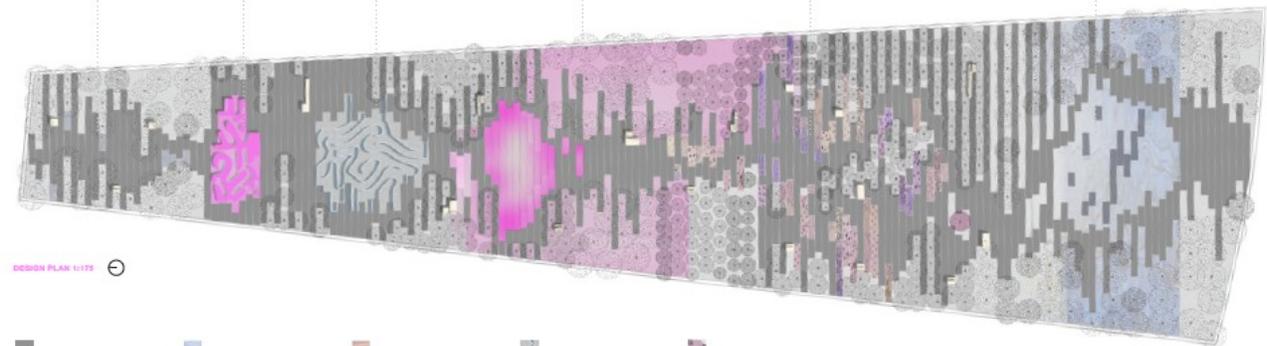
PURPLE GARDEN
Between the Purple Garden and the Pine Field, selected vertical benches provide a highly accessible, clean modern avenue to the conversation pit, an area in which young children can play and a vantage point from which parents can watch kids playing in the puddles or in the maze.

MAZE
The most central of the drawings (left) brain-does it to form in the maze, its reflective surfaces constructed from curved polished stainless perforated with oval, reflecting the slender trunks of the surrounding birch gardens as well the most beloved trees of young children because of their peeling bark. The maze also incorporates an audio element that will be a modern version of the sun and string "technology" of our youth, a further play on the acoustic theme of June's work.

PINK FIELD
The Pine Field takes a place of honour in the middle of the park, the largest and most generous of the clearings. The springy sub-grade surface of the unprogrammed open space is made of brightly coloured elastomeric for games, sports and improvised play. The tall sculpture forms of red oak bark frame the field, recalling the grandeur of Toronto's pre-settlement oak savannah forests.

THIN STRIP GARDENS
The final zone is a series of linear strip gardens on the theme of landscape through time. The most judicious themes of native landscape and European settlement, "curated" through a process that will involve Fort York and the Garden Club of Toronto to demonstrate historical and contemporary understandings of the garden, and the difference between native and European culture. A block of honour at the convergence of the meandering paths will be reserved for The Callwood Tree, a single apple tree propagated from the apple tree in the Callwood book yard under which June's son Clancy's ashes are buried. Ornamental crab apple trees, whose purple leaves are reminiscent of historic window gardens, will surround this symbolic planting. Located near the south edge of the park, where more light penetrates than further north under the shading of the adjacent buildings, stands of pine and groves of closely planted birch frame passage into this zone.

SPERMATOPHYTES POOLS
The southwestern clearing is an urbanized version of a classic wetland, a shallow expanse of fresh water bordered by meandering paths and traversed by stepping stones. Like a wetland, this pond changes with the seasons. Filled with water during summer months for use as a splash pool, and drained with gathered leaf litter to become a mud garden as temperatures drop, encouraging year-round use. Trees in this area include Flowering maple and red oak, the hardiest and most salt-tolerant species to deal with the Fleet Green edge.



DESIGN PLAN 1:175

- █ black granite planks
- █ water
- █ River Stone
- █ tree sculpture plantings
- █ selected surface
- █ selected materials furniture
- █ perforated furniture
- █ selected surface
- █ selected surface

