

City Council**Motion without Notice**

MM9.39	ACTION			Ward:20
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Release of Section 45(9) funds from the Development at 306-322 Richmond Street West for Streetscape Improvements in Ward 20 - by Councillor Joe Cressy, seconded by Councillor Pam McConnell

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.
* This Motion has been deemed urgent by the Chair.*

Recommendations

Councillor Joe Cressy, seconded by Councillor Pam McConnell, recommends that:

1. City Council increase the approved 2015 Capital Budget for Transportation Services by \$248,876.72, \$0 net, on a one-time basis for the Neighbourhood Improvements Program (CTP415 - 02), fully funded by Section 45 funds obtained in relation to the development at 306-322 Richmond Street West (source account: XR3028-4500144) for construction and related costs to implement streetscape improvements on Richmond Street West and Peter Street in Ward 20.
2. City Council authorize the General Manager, Transportation Services to negotiate and execute an agreement with Richmond Peter Inc. to construct streetscape improvements on the east side of Peter Street, between Queen Street West and a location about 75 metres to the south, on terms and conditions satisfactory to the General Manager, Transportation Services and in a form satisfactory to the City Solicitor, including the following:
 - a. Richmond Peter Inc. shall construct the streetscape improvements in accordance with the City's construction standards and with detailed plans approved by the General Manager, Transportation Services;
 - b. Richmond Peter Inc. shall comply with all relevant City policies as applicable, including the City's Fair Wage Policy, the Labour Trades Construction Obligations in the Construction Industry Policy, and the Declaration of Compliance with Anti-Harassment/Discrimination Legislation Policy in constructing the streetscape improvements; and
 - c. the negotiated fees shall be fair and reasonable in the opinion of the General Manager, Transportation Services, based on the work involved to implement the

improvements and costs for similar work completed in the past. The total cost of the work shall be agreed upon, but shall not exceed \$248,876.72 inclusive of HST.

Summary

This Motion recommends the release of a total of \$248,876.72 in funds secured by the City through a Committee of Adjustment condition of approval for a Minor Variance made under Section 45(9) of the Planning Act to implement capital improvements for streetscape enhancements on Richmond Street West and Peter Street in Ward 20, as identified below. The amounts recommended to be budgeted include, where applicable, interest accrued while on deposit with the City.

The area around Richmond Street West and Peter Street is experiencing significant change. Major mixed use and condominium developments are currently under construction on the southeast and northwest corners of the intersection and nearby along both Richmond Street West and Peter Street. When complete the area will be home to hundreds of new residents and jobs. Richmond Street has become one of the City's premier cycling routes since the installation of cycle tracks and Peter Street from Queen Street West to the Roger's Centre and Navy Pier (via Blue Jays Way) is set to become a hub of pedestrian activity. Improvements to the public realm in this area are necessary to accommodate the growth in population and employment.

The streetscape improvements proposed to be constructed include extending the existing curb line on the north side of Richmond Street West westerly, constructing a tighter turning radius at the intersection, and realigning the existing curb line on the east side of Peter Street westerly without reducing vehicle capacity or interfering with the flow of traffic. These improvements would:

- create a larger area to plant street trees in the boulevard on the north side of Richmond Street West to enhance the pedestrian experience;
- widen the sidewalk along Peter Street also to accommodate street trees and enhance the pedestrian experience and to provide sufficient space for the installation of a Bike Share Station; and
- facilitate access for persons with disabilities to establishments along the east side of Peter Street by providing sufficient width between the curb and the property line for the sidewalk slope to reduce or eliminate the existing step into several buildings.

These improvements will: revitalize the existing open space on the northeast corner of Richmond Street West and Peter Street adjacent to 129 Richmond Street West, a City-owned facility; improve pedestrian and cycling safety by shortening the crossing distances at the intersection of Richmond Street West and Peter Street; reduce the speed of westbound to northbound right turn movements; and more clearly align vehicle traffic lanes along Richmond Street West, east and west of Peter Street.

Under the terms of the Section 37 Agreement for the development at 117 Peter Street and 287-289 Richmond Street West, the property owner (Richmond Peter Inc.) will design and construct the public realm improvements associated with that site. The improvements may need to be constructed in two phases to accommodate a scheduled watermain relocation/construction on this section of Richmond Street West. Although the widening of the boulevard along Peter

Street north to Queen Street West is outside the scope of work related to this private sector development project, the most cost effective and timely way to design and construct this improvement is to undertake all of the work at the same time in conjunction with the current ongoing private sector development. The developer has fully mobilized construction crews and equipment on site and can commence and complete the work expeditiously, including the widening of Peter Street north to Queen Street West. The alternative approach, which would require City staff to prepare and issue a separate tender document for the streetscape improvements on Peter Street, would increase costs to the City for administration, incur additional mobilization costs if a new contractor was successful, and delay implementation of these improvements.

This Motion also recommends that City staff be authorized to negotiate and execute an agreement with the developer subject to: a detailed design acceptable to the General Manager, Transportation Services; a fair and reasonable price based on estimated quantities and unit prices for similar work; and compliance with City standards and policies, such as the Fair Wage Policy. The additional cost to design and construct the widened boulevard along Peter Street, estimated to be ~\$250,000, can be funded through Section 45 contributions for local area improvements from nearby developments in Ward 20.

Section 45 funds in the amount of \$248,876.72 (\$247,500 plus accrued interest) have been secured and received in relation to the development at 306-322 Richmond Street West for streetscape improvements in the area. This funding will be sufficient to complete the proposed work. The Section 45 funds referred to in this Motion have been not been committed to any other project, and City Planning staff advises that the proposed purposes of the funds as set out in the recommendations are in compliance with the conditions imposed for the use of the funds by the Committee of Adjustment.

This Motion is urgent in order for the work to be completed in this construction season.

Background Information (City Council)

Member Motion MM9.39