

**City Council****Notice of Motion**

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| <b>MM10.10</b> | <b>ACTION</b> |  |  | Ward:27 |
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**Release of Section 37 funds from the Developments at 9-21 Grenville Street and 1-5 Grenville Street/454-464 Yonge Street for Streetscape Improvements in Ward 27 - by Councillor Kristyn Wong-Tam, seconded by Councillor Joe Mihevc**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

**Recommendations**

Councillor Kristyn Wong-Tam, seconded by Councillor Joe Mihevc, recommends that:

1. City Council increase the approved 2015 Capital Budget for Transportation Services by \$1,400,000, \$0 net, on a one-time basis for the Neighbourhood Improvements Program (CTP415-06 Grenville and Yonge Streetscape Improvements), fully funded by Section 37 funds obtained in relation to the development at 9 - 21 Grenville Street (\$384,820.45 from source account: XR3026-3700508) and the development at 1-5 Grenville Street/454-464 Yonge Street (\$1,015,179.55 from source account XR2036- 3700672) for design, construction and related costs to implement streetscape improvements on Grenville Street from Yonge Street to about 90 metres west in Ward 27.
2. City Council authorize the General Manager, Transportation Services, to negotiate, enter into and execute an agreement, or separate agreements, with either, each or both of Grenville Residence Inc. and/or 454 Yonge GP Inc., as the case may be, to design and/or construct streetscape improvements on Grenville Street, between Yonge Street and a location about 90 metres to the west, on terms and conditions satisfactory to the General Manager, Transportation Services, and in a form satisfactory to the City Solicitor, including the following:
  - a. in designing the streetscape improvements any party identified by the General Manager, Transportation Services, to be consulted shall be consulted, including the Downtown Yonge BIA;
  - b. the improvements shall be constructed in accordance with the City's construction standards and with detailed plans approved by the General Manager, Transportation

Services;

c. 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, if applicable, shall be complied with in constructing the streetscape improvements; and

d. the negotiated fees and costs for all Agreements to design and construct the streetscape improvements on Grenville Street 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 to design and construct all of the work shall be agreed upon, but shall not exceed \$1,400,000.00 inclusive of HST.

### **Summary**

This Motion recommends the release of a total of \$1,400,000 in funds secured by the City through Section 37 Agreements for streetscape improvements on Yonge Street and local area streets in Ward 27 as identified below. The amounts recommended to be budgeted include, where applicable, interest accrued while on deposit with the City.

The redevelopment of the two adjacent properties (9-21 Grenville Street and 1-5 Grenville Street/454-464 Yonge Street) on the south side of Grenville Street, immediately west of Yonge Street, provides an opportunity to enhance the public realm in this area by realigning the curb and widening the existing sidewalk by 2.5 metres in close proximity to Yonge Street. A complementary curb realignment and sidewalk widening of 2.9 metres on the north side of Grenville Street adjacent 470 Yonge Street/10 Grenville and 14 Grenville Street is also planned as a City-initiated project.

The area is densely populated and, in addition to local residents, attracts a large number of visitors, as well as people commuting to work or school on a regular basis. It is about 100 metres from the College Subway Station and located within the Downtown Yonge Business Improvement Area with both Yonge Street and College Street having vibrant commercial areas. The University of Toronto, St. George Campus is a short distance to the west, and Ryerson University's Mattamy Athletic Centre is a similar short distance to the east.

The realignment of the curbs and widening of the sidewalks on the north and south sides of Grenville Street would:

- improve pedestrian and cyclist safety by shortening the distance across Grenville Street at Yonge Street;
- enhance the overall pedestrian experience by providing additional space on the boulevard for benches and street trees;
- support local businesses by making the streetscape more attractive and inviting; and
- accommodate a Bike Share Station to be located within the expanded sidewalk area on the north side of Grenville Street.

Although there would be a reduction in the area available for on-street parking, the proposed future roadway would maintain the existing two travel lanes for automobile traffic, one lane in

each direction. The proposed improvements are consistent with the Master Plan prepared by the Downtown Yonge BIA. A report will be going forward to the November 10, 2015 meeting of Toronto and East York Community Council recommending the associated road alterations including narrowing of the paved roadway, curb realignment and sidewalk widening as well as changes to the current No Stopping restrictions and metered parking provisions.

Under the terms of the Section 37 Agreement for the development at 9-21 Grenville Street, the property owner, Grenville Residence Inc., has contributed \$1,830,000 to the City for Yonge Street and local area street improvements. The adjacent site, 1-5 Grenville Street/454-464 Yonge Street, owned by 454 Yonge GP Inc., is also being redeveloped and has contributed \$4,400,000 to the City for streetscape improvement, transit upgrades, affordable housing and/or local area park improvements within Ward 27.

To facilitate a consistent appearance and timely construction of the streetscape improvements this Motion recommends that City staff be authorized to negotiate, enter into and execute an agreement, or agreements, with each, either or both of Grenville Residence Inc. and/or 454 Yonge GP Inc., as the case may be, to undertake the design and/or construction of the public realm improvements on Grenville Street from Yonge Street to about 90 metres to the west. Grenville Residence Inc. and 454 Yonge GP Inc. will each be responsible for constructing the improvements adjacent to their respective sites and as otherwise required by their respective approved development agreements. As both developers will have fully mobilized construction crews and equipment on site, construction of the improvements on Grenville Street will be coordinated to minimize disruption to pedestrians, cyclists, motorists and activities on Grenville Street and ensure timely integration with the development projects. Working in partnership with the ongoing development projects is the best way to commence and complete the works in an expeditious and cost effective manner. The alternative approach, which would require City staff to prepare and issue separate tender documents for the design and construction of the streetscape improvements, would increase costs to the City for administration, incur additional mobilization costs if a new contractor was successful, and delay implementation of the proposed improvements.

The distribution of work to each, either or both of Grenville Residence Inc. and/or 454 Yonge GP Inc. will be determined by the General Manager, Transportation Services, to ensure maximum integration and minimum disruption to the public. All agreements will be subject to establishing a fair and reasonable price based on estimated quantities and unit prices for similar work and compliance with City standards and policies, including but not limited to the Fair Wage Policy.

The cost to design and construct the streetscape improvements on Grenville Street from Yonge Street to about 90 metres west is estimated to be \$1,400,000. These improvements can be funded through Section 37 contributions for local area improvements from the development at 9-21 Grenville Street and 1-5 Grenville Street/454-464 Yonge Street.

Section 37 funds in the amount of \$812,639.20 (\$800,000 plus accrued interest) have been secured and received in relation to the development at 9-21 Grenville Street for streetscape improvements Yonge Street, Grenville Street and local streets in the area. Of the funds received, there remains \$384,820.45 uncommitted for streetscape improvements. In addition, Section 37 funds in the amount of \$4,463,600.53 (\$4,400,000.00 plus indexing) have been

secured and received in relation to the development at 1-5 Grenville Street/454-464 Yonge Street for streetscape improvement, transit upgrades, affordable housing and/or local park improvements within Ward 27. Of the funds received there remains \$4,463,600.53 for streetscape improvements, transit upgrades, affordable housing within Ward 27, and/or local area park improvements. The total estimated cost to design and construct the proposed streetscape improvements on Grenville Street from Yonge Street to about 90 metres west is \$1,400,000.

**Background Information (City Council)**

Member Motion MM10.10